



**AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING**

Monday, May 15, 2023 at 7:00 P.M.

**Location: Long Grove Village Hall
3110 Old McHenry Road, Long Grove, IL 60047**

- 1. CALL TO ORDER**
- 2. ATTENDANCE**
- 3. VISITOR BUSINESS / PUBLIC COMMENTARY**
- 4. APPROVAL OF MINUTES**
 - a. Approval of the April 17, 2023 Draft Meeting Minutes
- 5. OLD BUSINESS**
 - a. **AC-2023-001** - 340-344 Old McHenry Road – Brothers Field - Review of application for new building structures.
 - b. **AC-2022-009** – 2798 Route 53 – Olson Storage - Review of application for new building structure.
- 6. NEW BUSINESS**
 - a. **AC-2023-005** – 350 Old McHenry Road – siding replacement
- 7. QUESTIONS AND COMMENTS**
- 8. ADJOURNMENT**

Next Scheduled Meeting: June 19, 2023 @ 7:00 PM

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone the Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.

Meeting Minutes

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
REGULAR MEETING
APRIL 17, 2023
7:00 P.M.**

Chairwoman Sylvester called the meeting of the Long Grove Architectural Commission (AC) to order at 7:02 p.m. with the following members present.

Members Present: John Marshall; Laura Mikolajczak; J Plunkett (7:20 P.M.); Allen Roiter; and Jeanne Sylvester.

Members Absent: Matthew Akins; Archana Mohanchandra

Also Present: Taylor Wegrzyn, Community Development Services

VISITORS BUSINESS

None.

APPROVAL OF MINUTES

1) Approval of the March 20, 2023 Draft Meeting Minutes.

A motion was made by Commissioner Roiter, seconded by Commissioner Marshall, to recommend approval of the March 20, 2023, meeting minutes.

Ayes: A. Roiter; J. Marshall; L. Mikolajczak; J. Sylvester

Nays: None

Absent: M. Akins; J. Plunkett; A. Mohanchandra

OLD BUSINESS

1) Brothers Field, 340 Old McHenry Road.

Planner Wegrzyn noted recent correspondence between himself and the Applicant. Brothers Field has not yet been able to assemble updated plans for consideration by the Architectural Commission. They requested that the item be continued to a future meeting while they continue to investigate the matter further. A walkthrough of the property with Commissioner Marshal and Chairman Sylvester was conducted on April 11th.

Chairman Sylvester and John Marshall recapped their tour of the property. They indicated that the building at 340 Old McHenry Road is in relatively good condition. The inside has been remodeled many times and is no longer of substantial historical significance; however, the exterior of the building, given its construction prior to 1900, is historically significant. A historic marker has been placed on the front

of the building, but it is unknown who was responsible for its installation and content. Two other structures on the property were also toured.

A motion was made by Commissioner Marshall, seconded by Commissioner Roiter, to postpone the discussion until the next meeting.

Ayes: A. Roiter; J. Marshall; L. Mikolajczak; J. Sylvester

Nays: None

Absent: M. Akins; J. Plunkett; A. Mohanchandra

NEW BUSINESS

1) Consideration of a request for two replacement signs at 225 Robert Parker Coffin Road for Blu Fig Café.

Planner Wegrzyn provided an overview of the proposed signage project at 225 Robert Parker Coffin Road. The petitioner was also in attendance to answer any questions. Both a wall sign and a hanging wall sign were proposed.

Commissioner Plunkett arrived at 7:20 P.M.

The Commission reviewed the proposed signs and discussed their compliance with the Long Grove sign standards and the character of the immediate vicinity. The Commission noted that raised elements and a more elaborate font would be more consistent with the type of signs desired for the historic downtown area.

A motion was made by Commissioner Roiter, seconded by Commissioner Marshall, to approve of the proposed signs with the condition that raised letters and borders be used in addition to a font with uppercase and lowercase lettering.

Ayes: A. Roiter; J. Marshall; L. Mikolajczak; J. Plunkett; J. Sylvester

Nays: None

Absent: M. Akins; A. Mohanchandra

A motion was made by Commissioner Plunkett, seconded by Commissioner Marshall, to switch the order of new business items #2 and #3 on the agenda.

Ayes: J. Plunkett; J. Marshall; A. Roiter; L. Mikolajczak; J. Sylvester

Nays: None

Absent: M. Akins; A. Mohanchandra

2) Consideration of a request for a replacement staircase at 350 Old McHenry Road.

Planner Wegrzyn provided an overview of the proposed staircase replacement project at 350 Old McHenry Road. He noted that the project required Architectural Commission review because it was not

an exact replacement of the existing staircase. Ron Wetterling, the Applicant, was in attendance to answer questions.

The staircase is proposed to replace the existing stairs which are not code compliant. To make the new staircase compliant, a mid-landing and 90-degree turn are needed. There was a brief discussion as to why the top landing was so long. There is an underground sewer which runs underneath the structure and limits the potential options where the supports can go. There was further discussion about the materials, colors, and styles to be used in relation to the front porch. The group reached a consensus that these should all be made to match, whether or not the owner decides to do further remodeling on the front of the building in the future.

A motion was made by Commissioner Roiter, seconded by Commissioner Plunkett to approve of the rear staircase replacement at 350 Old McHenry Road with the condition that the risers, tread, stringers, newel posts, and railings match the color, material, and style of those used on the front porch.

Ayes: A. Roiter; J. Plunkett; J. Marshall; L. Mikolajczak; J. Sylvester

Nays: None

Absent: M. Akins; A. Mohanchandra

3) Consideration of a request for three large real estate signs at the northeast corner of Route 83 and Aptakistic Road.

Planner Wegrzyn provided an overview of the request. No one representing the application was in attendance. The signs conform to the standards applicable to large real estate signs. There was a brief discussion about the signs, their design, and the future use of the property.

A motion was made by Commissioner Marshall, seconded by Commissioner Mikolajczak, to approve of the sign permit as proposed for three large real estate signs at the northeast corner of Route 83 and Aptakistic Road.

Ayes: J. Marshall; L. Mikolajczak; A. Roiter; J. Plunkett; J. Sylvester

Nays: None

Absent: M. Akins; A. Mohanchandra

OTHER BUSINESS

Planner Wegrzyn and Chairman Sylvester provided brief updates on some of the other business from the last meeting.

The status of the New Perspectives sign was brought up. Planner Wegrzyn will bring it to the attention of Long Grove staff.

The next scheduled Architectural Commission meeting is for May 15, 2023 7:00 P.M.

ADJOURNMENT

With no further business, a motion to adjourn the meeting was made by Commissioner Marshall, seconded by Commissioner Plunkett.

Ayes: J. Marshall; J. Plunkett; A. Roiter; L. Mikolajczak; J. Sylvester

Nays: None

Absent: M. Akins; A. Mohanchandra

Meeting Adjourned at 8:25 p.m.

Respectfully Submitted,

Taylor Wegrzyn
Planner

AC-2023-001
340-344 Old McHenry Road

No New Documentation

AC-2022-009
2798 Route 53



ARCHITECTURAL COMMISSION STAFF REPORT

To: Jeanne Sylvester, Chair
Architectural Commission Members

From: Taylor Wegrzyn, Village Planner

Subject: 2798 IL Route 53

Requests: New Commercial Structure

Public Meeting Date: May 15, 2023

Attachments: 1. Location Map
2. Petitioner's Resubmittal
3. Architectural Commission Minutes from May 16, 2022

PETITIONERS

Thomas and Douglas Olson
1554 Chickamauga Lane
Long Grove, IL

REQUEST

Review of a proposed commercial, self-storage facility at 2798 IL Route 53.

HISTORY

The subject property is inclusive of two parcels of land with a total area of 2.18 acres. A single-family home constructed in 1960 and currently leased to a tenant presently occupies the southern parcel. The home would be demolished to make room for the new structure.

The project was presented as a concept to the Village Board at their February 8, 2022 meeting. The Board voted 6 to 0 in favor of recommending that the project be considered by the Planning Commission and Zoning Board of Appeals (PCZBA). There was discussion regarding the access to the property, which is under IDOT jurisdiction and subject to their approvals and design standards. Additionally, the Board generally indicated that the design should reflect the Menards located east of the property in addition to the "Long Grove character and style." A "warehouse" style was specifically mentioned as being undesirable.

Village Staff continues to work with the Village Attorney to determine the necessary zoning processes for the project. It is known that the project will require a rezoning (map amendment) at a minimum, as the property is

presently zoned R-2, Single-Family Residential and a self-storage facility is not a permitted use within the district. A public hearing before the PCZBA and review by the Village Board in a public meeting will be required.

CONTINUATION OF ARCHITECTURAL COMMISSION HEARING

The Architectural Commission first considered the Petitioner’s proposal at its May 16, 2022 meeting. Minutes from that meeting are included as an attachment to this report. During the previous meeting, the Commission discussed the proposal at length and made numerous recommendations to more closely reflect design themes from other, existing commercial developments within the Village. At the conclusion of the meeting, the Commission voted unanimously to require further review by the Architectural Commission with the following changes recommended:

1. Increasing the roof pitch of the towers;
2. Consideration of a third tower;
3. Additional masonry or similar materials on the lower level of the building;
4. Enhancing the delineation between the levels of the building through the use of variations in material, canopies, or textures;
5. Recommended window placements and window enhancements such as trim or sills;
6. Additional landscaping along the east façade and northwest property line; and
7. Reduction in metal siding and additional texture to any metal siding used.

In the time since the May 2022 meeting, Village Staff continued to work with the Petitioner to refine their site plan and design. Following a few preliminary reviews, the Applicant submitted revised plans on April 12, 2023 for reconsideration by the Architectural Commission.

PROPOSED PROJECT

As revised, the proposed self-storage facility has a building footprint of 28,097 square feet and is three stories tall, resulting in a total area of 84,291 square feet. Building articulation is provided at the two ends and at the center of the building in the form of stone ‘towers’. The building height tops out at 44.3 feet from grade. The building fronts Route 53 with parking and loading spaces located behind the building. The building is setback from the front property line 30.8 feet. The property to the north is part of a large residential estate and is contemplated as a potential redevelopment site. A pond is presently located on the portion of this estate immediately west of the subject property. A commercial development, anchored by Menards, is located to the east. Several outlots remain within this development. The far southern corner of the property, where it comes to a point, is adjacent to the Lake Cook Road / Route 53 intersection.

The exterior of the building would be sided on all sides with cement board siding, accented with stone veneer at the tower features. Cement board trim would encase the windows. Metal brackets would provide a cornice feature at the roofline. Nineteen overhead doors would be located on the back side of the building.

A landscape plan was also provided by the Petitioner. This plan shows one species of tree (Autumn Blaze Maple) and four species of shrubs used around the property, mostly planted around the front and side foundations.

Site Specifics:

- Lot Size: 95,089 sf
- Building Footprint: 28,097 sf
- Total Floor Area: 84,291 sf
- Front Setback: 30.8’
- Side Setback (North): 40.3’
- Parking/Drive Area: 18,105 sf
- Open Space: 47,773 sf
- Lot Coverage: 50%
- Side Setback (West): 35’8”



Figure 1: Looking south at the subject property



Figure 2: Menards, located east of the subject property. Source: Chris Fox, Google Maps, 2021



Figure 3: Revised Building Rendering

LONG GROVE COMPREHENSIVE PLAN

The Long Grove Comprehensive Plan also provides certain guidelines for new development within the Village. The Plan places great emphasis on preserving the “community character” of the Village, specifically its “rural character.” However, the Plan also recognizes the importance of pursuing economic growth. The subject property is located within Subarea 5, Lake Cook Road/Route 53, of the Plan which recognizes that the area is best suited to commercial uses such as “Big Box Retail.” A full copy of the Comprehensive Plan is available on the Village of Long Grove website for further information.

ARCHITECTURAL COMMISSION DECISION

The AC should review the new commercial structure against the Village’s planning documents including the Comprehensive Plan and Municipal Code.

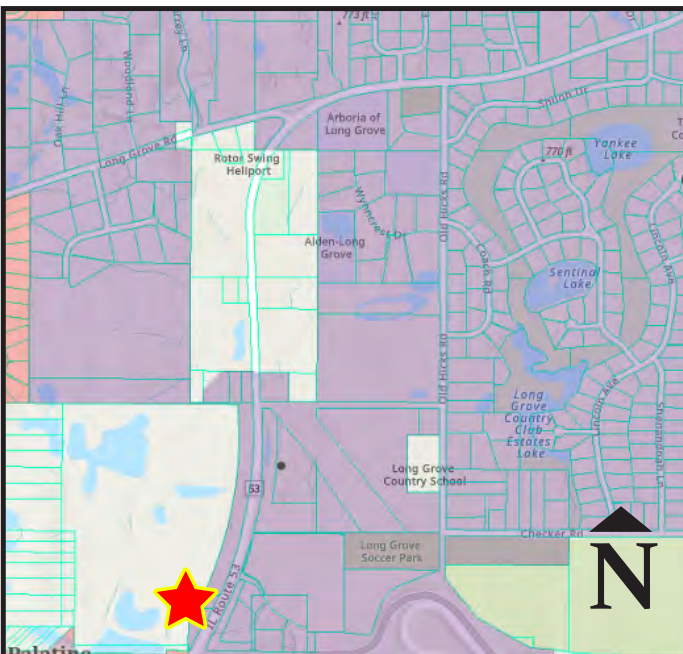
STAFF RECOMMENDATION

The AC should consider whether the materials used, and overall design of the proposed structure aligns with the character of new construction projects for the Village of Long Grove. The AC should comment on the overall design as presented. The comments of the AC will be taken into consideration with any other required action.

Staff recommends that the AC make any approvals conditional upon Village Board review and approval of any zoning petitions required to complete the project.

TW

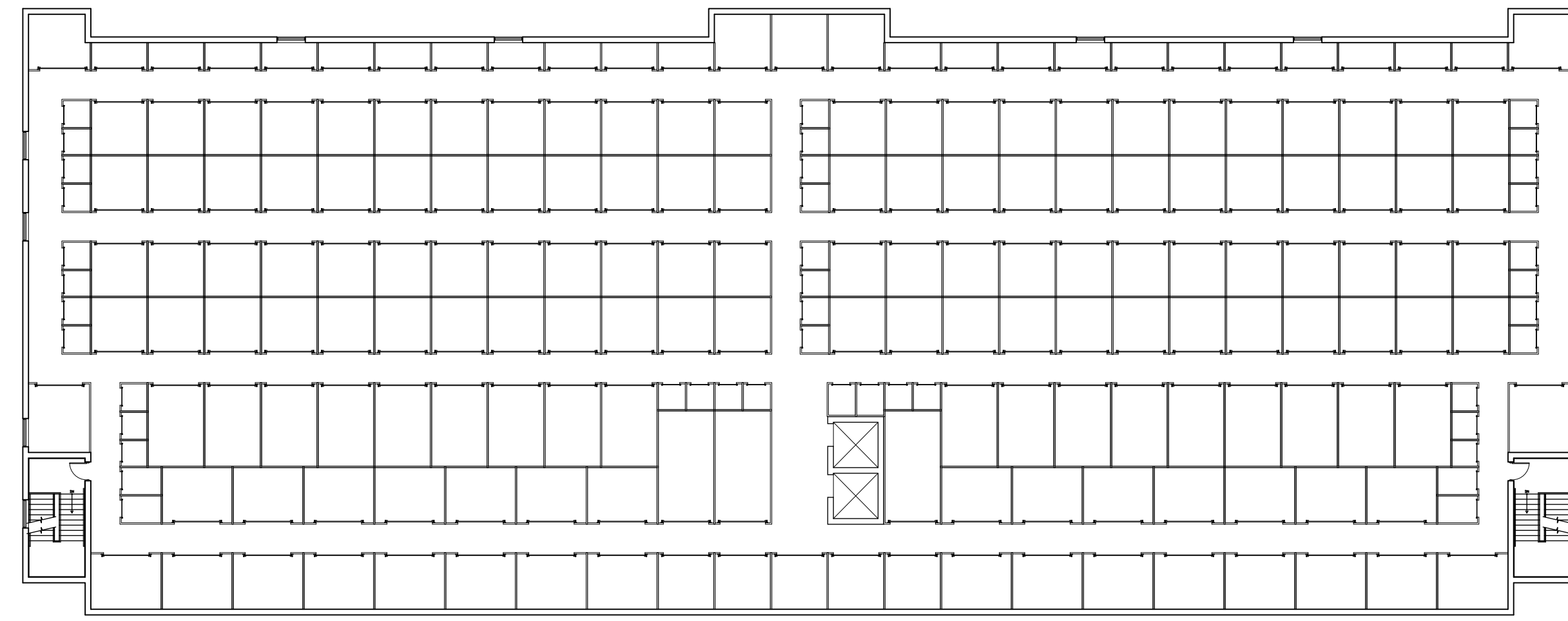
Location Map: 2798 Route 53



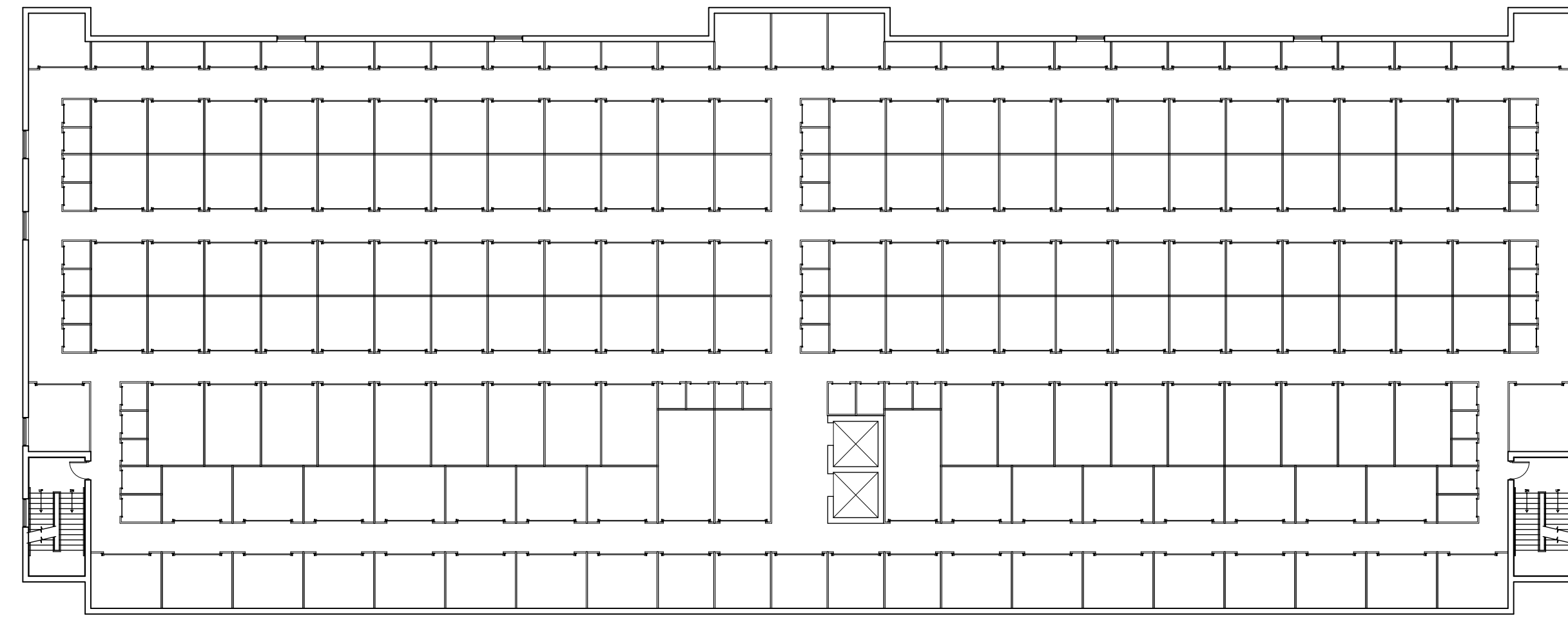
Legend

 Subject Property

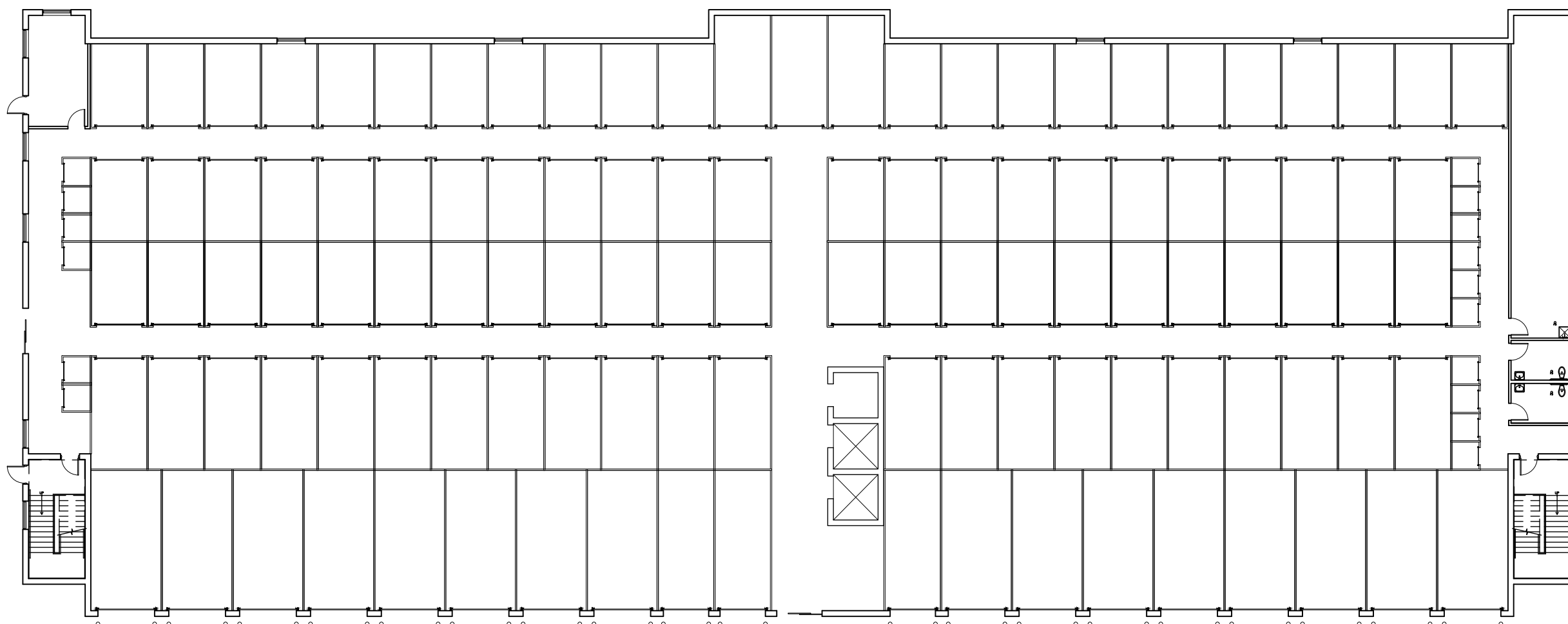




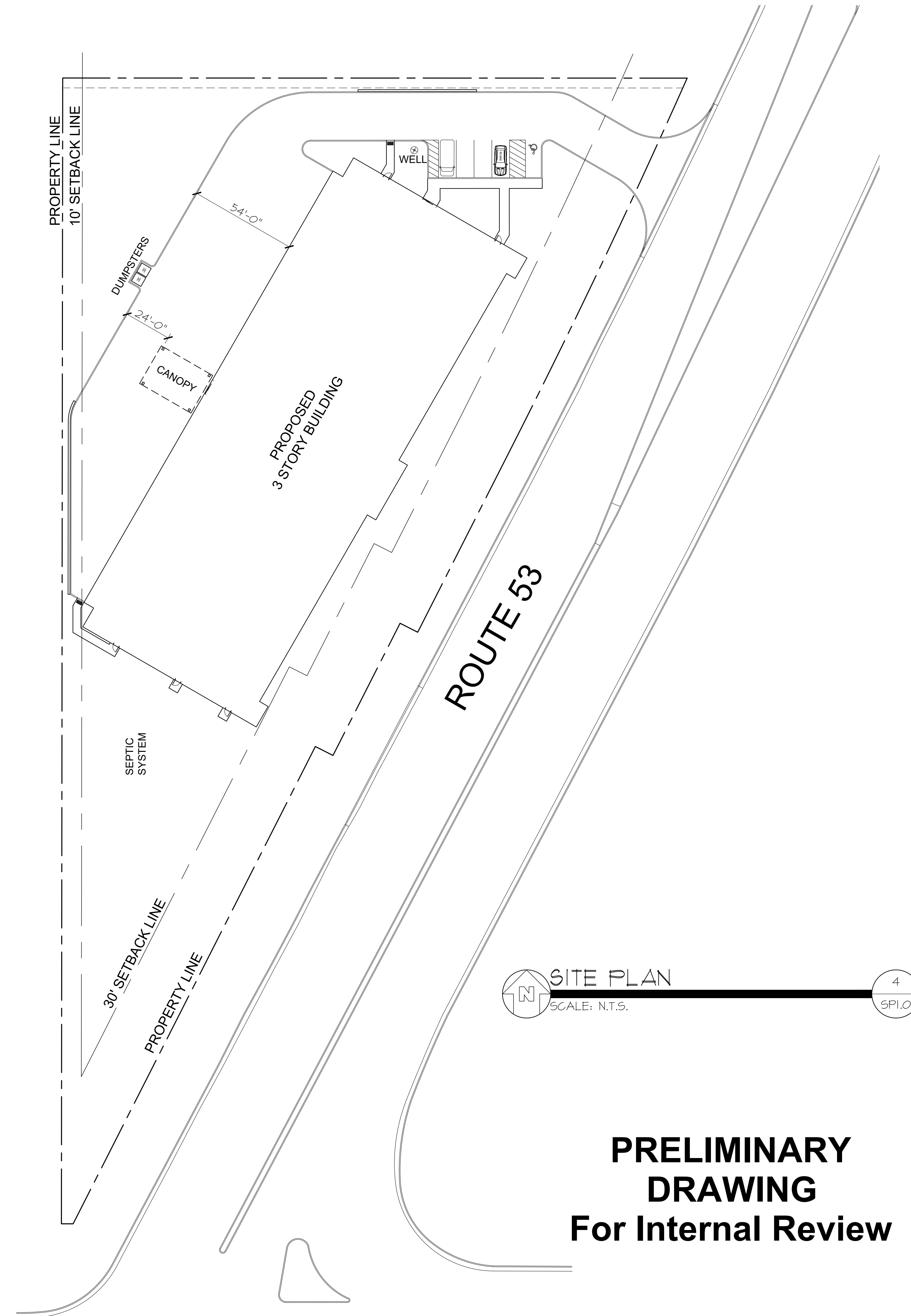
THIRD FLOOR PLAN
SCALE: N.T.S. 3
SP1.0



SECOND FLOOR PLAN
SCALE: N.T.S. 2
SP1.0



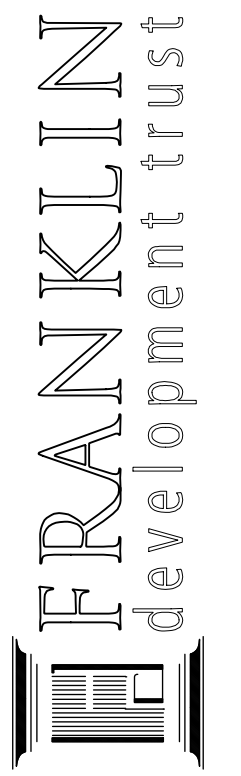
GROUND FLOOR PLAN
SCALE: N.T.S. 1
SP1.0



SITE PLAN
SCALE: N.T.S. 4
SP1.0

**PRELIMINARY
DRAWING
For Internal Review**

Revision/Issue	Date

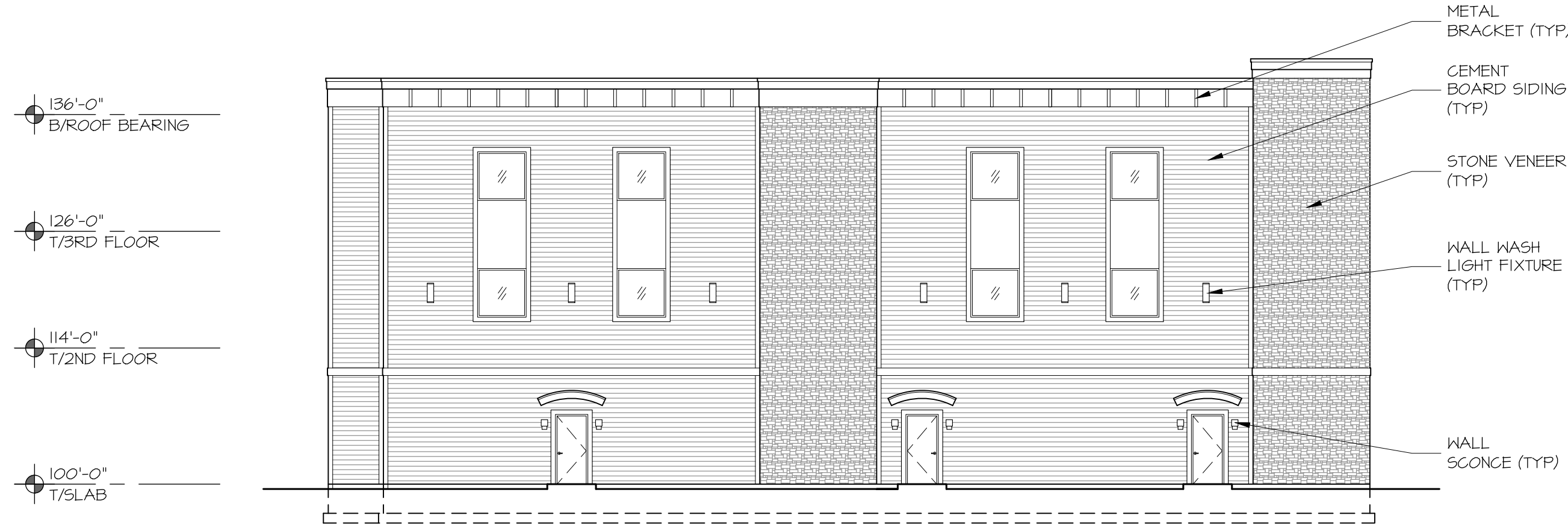


**KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois**

Franklin
Development Trust
Hinckley, Illinois
(847) 349-1440

Project Name and Address
KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois

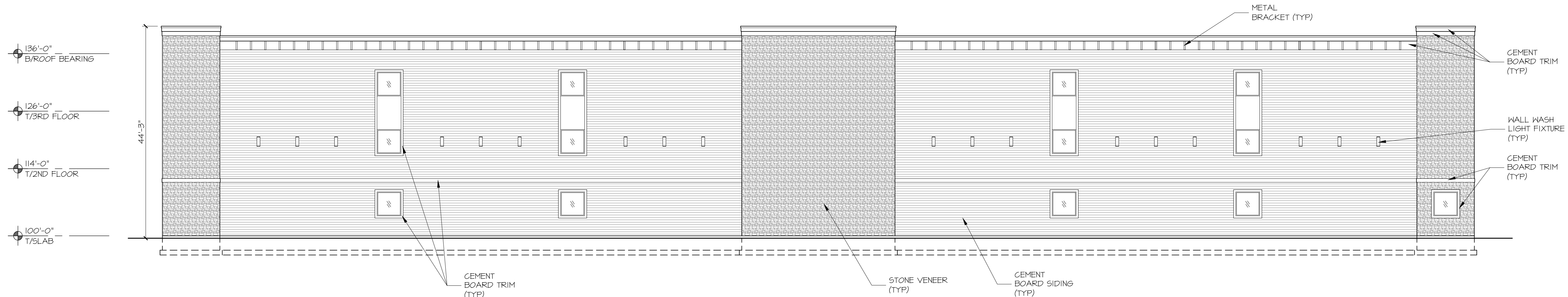
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04/11/2023	SP1.0
PER PLAN.	



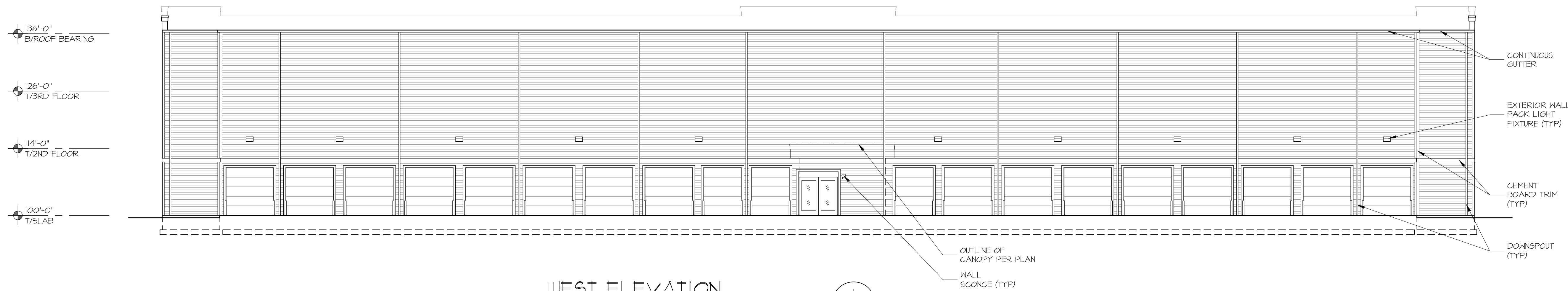
SOUTH ELEVATION
SCALE: N.T.S. 4
SP1.1



NORTH ELEVATION
SCALE: N.T.S. 3
SP1.1



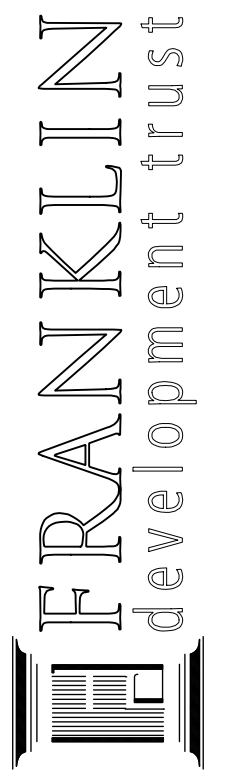
EAST ELEVATION
SCALE: N.T.S. 2
SP1.1



WEST ELEVATION
SCALE: N.T.S. 1
SP1.1

**PRELIMINARY
DRAWING
For Internal Review**

Revision/Issue	Date



**KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois**

Franklin
Development Trust
Hinckley, Illinois
(847) 349-1440

Project Name and Address
KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois

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PER PLAN.	



EAST ELEVATION / ALONG ROUTE 53



NORTH ELEVATION / MAIN ENTRANCE



WEST ELEVATION

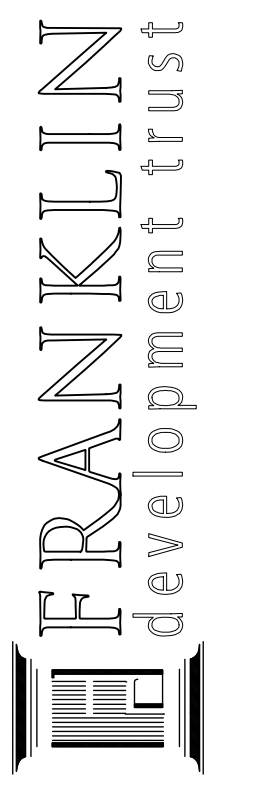


SOUTH ELEVATION

**PRELIMINARY
DRAWING
For Internal Review**



Revision/Issue	Date

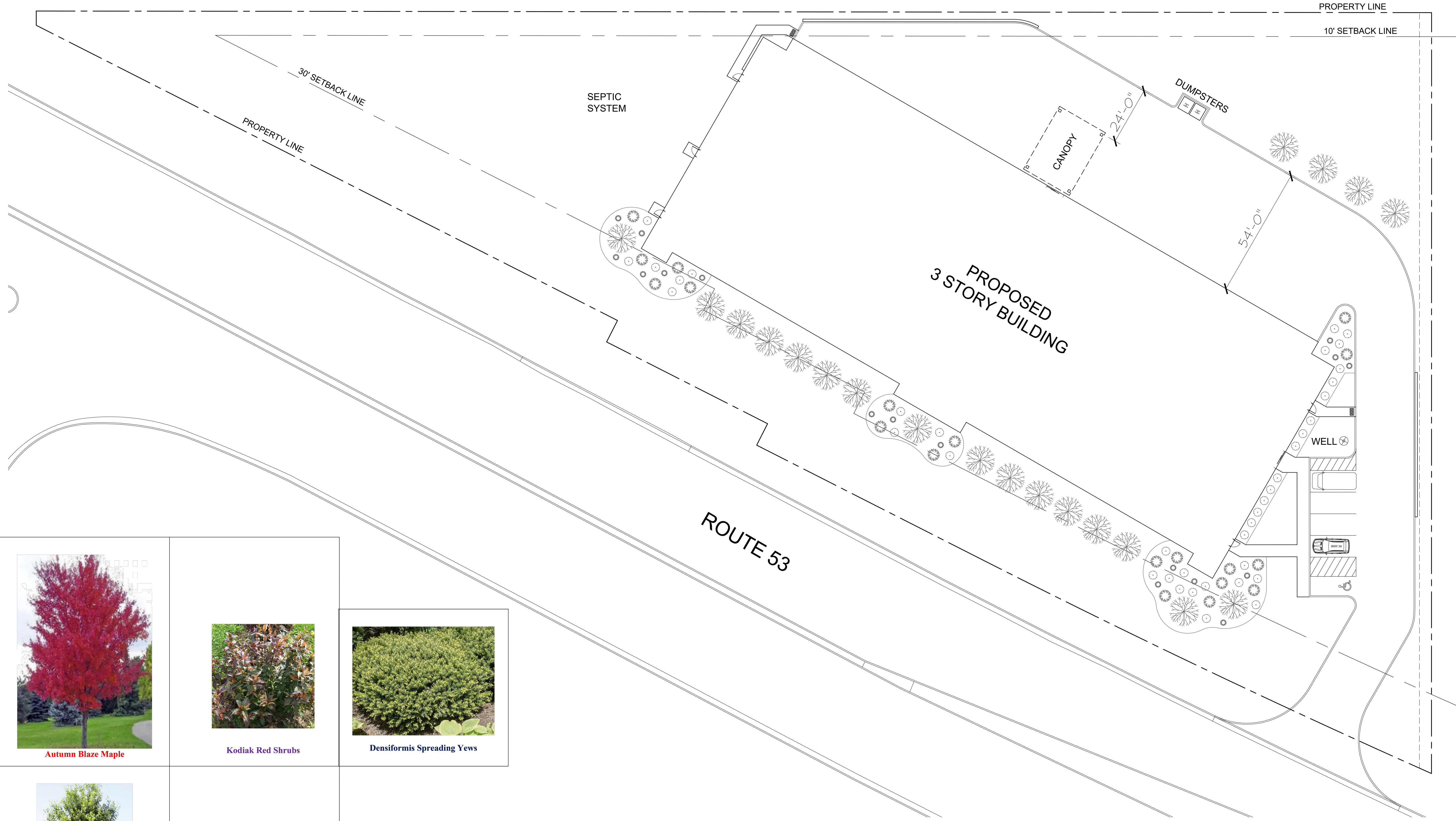


**KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois**

Franklin
Development Trust
Hinckley, Illinois
(847) 349-1440

Project Name and Address
KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois

211201	Sheet
04/11/2023	R1.01
PER PLAN.	



LANDSCAPE PLANTING KEY

QTY	NAME
20	Autumn Blaze Maple
38	Densifloris Spreading Yews
25	Bloomerang Lilacs
18	Kodiak Red Shrubs
20	Spirea Double Play Big Bang Shrub

**PRELIMINARY
DRAWING
For Internal Review**

LANDSCAPE PLAN

SCALE: 1/32" = 1'-0"

1
LS1.0

Revision/Issue	Date

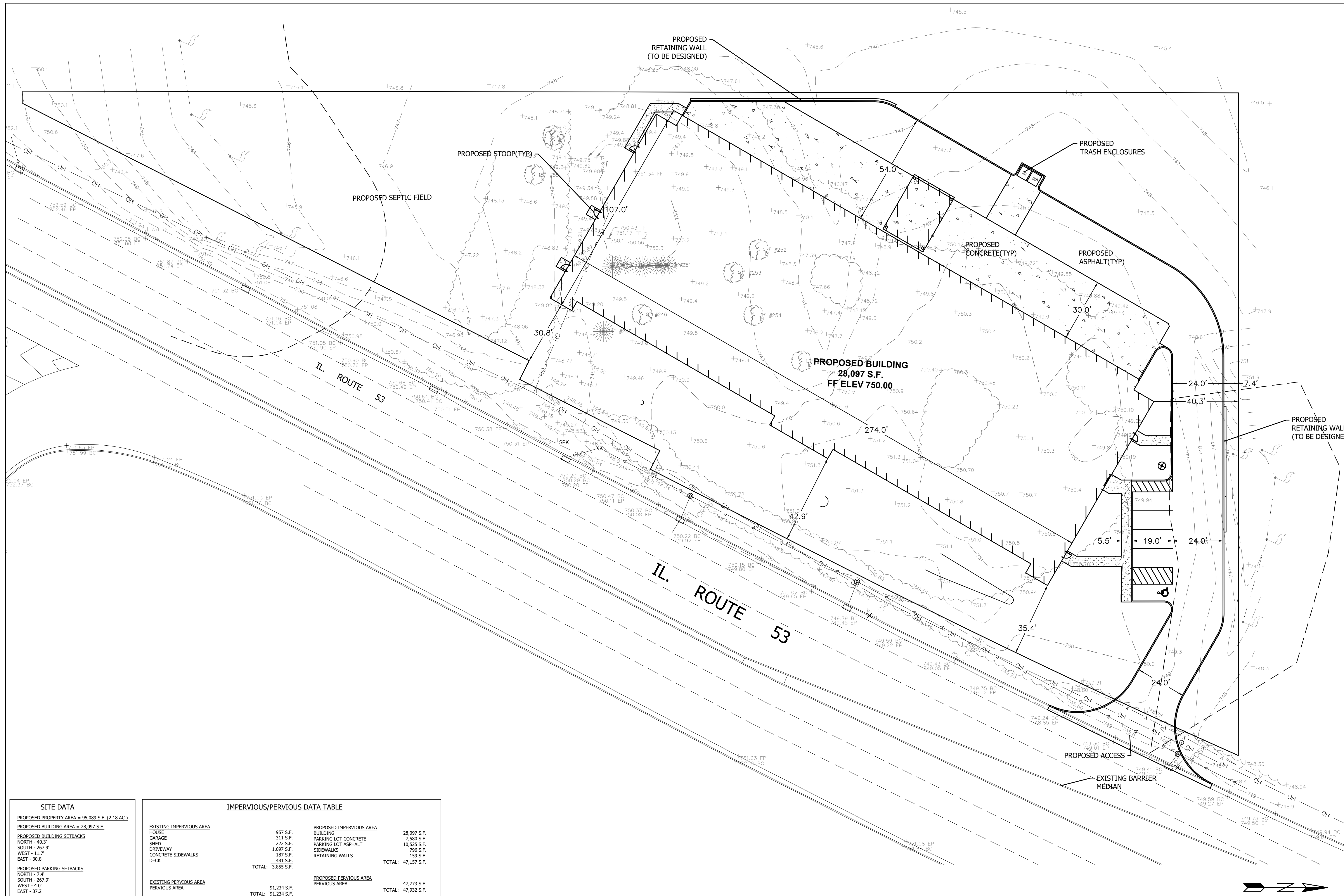


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Modern Self-Storage
Long Grove, Illinois**

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Project Name and Address
KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois

211201	Sheet
04/11/2023	LS1.0
PER PLAN.	



SITE DATA

PROPOSED PROPERTY AREA = 95,089 S.F. (2.18 AC.)
 PROPOSED BUILDING AREA = 28,097 S.F.

PROPOSED BUILDING SETBACKS
 NORTH - 40.3'
 SOUTH - 267.9'
 WEST - 11.7'
 EAST - 30.8'

PROPOSED PARKING SETBACKS
 NORTH - 7.4'
 SOUTH - 267.9'
 WEST - 4.0'
 EAST - 37.2'

PROPOSED PARKING
 STANDARD PARKING SPACES = 4
 ADA PARKING SPACES = 1
 TOTAL PARKING SPACES = 5

IMPERVIOUS/PERVIOUS DATA TABLE

EXISTING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA	EXISTING PERVIOUS AREA	PROPOSED PERVIOUS AREA
HOUSE	957 S.F.	BUILDING	28,097 S.F.
GARAGE	311 S.F.	PARKING LOT CONCRETE	7,580 S.F.
SHED	222 S.F.	PARKING LOT ASPHALT	10,525 S.F.
DRIVEWAY	1,697 S.F.	SIDEWALKS	796 S.F.
CONCRETE SIDEWALKS	187 S.F.	RETAINING WALLS	159 S.F.
DECK	481 S.F.		
TOTAL:	3,855 S.F.	TOTAL:	47,157 S.F.
EXISTING PERVIOUS AREA	PROPOSED PERVIOUS AREA	EXISTING PERVIOUS AREA	PROPOSED PERVIOUS AREA
	91,234 S.F.		47,773 S.F.
TOTAL:	91,234 S.F.	TOTAL:	47,932 S.F.
TOTAL AREA	TOTAL: 95,089 S.F.	TOTAL AREA	TOTAL: 95,089 S.F.

NET NEW IMPERVIOUS: 47,157 S.F. - 3,855 S.F. = 43,302 S.F.
 SINCE 43,302 S.F. < 43,560 S.F., DETENTION IS NOT REQUIRED FOR THE PROJECT.

ENGINEERING RESOURCE ASSOCIATES
 35701 WEST AVENUE, SUITE 150
 WARRENVILLE, ILLINOIS 60555
 PHONE (630) 391-3060
 WWW.ERASOASOCIATES.COM



OLSON GENERAL ENGINEERING
 330 W. CAMPUS
 ARLINGTON HEIGHTS, IL 60004 (847) 259-5995

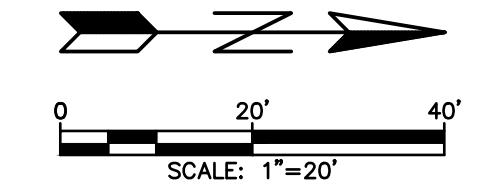
KEEP RENTALS
 2798 ILLINOIS ROUTE 53, LONG GROVE, ILLINOIS
 PROJECT:

DATE	DESCRIPTION
2025-05-20	UPDATE SITE PLAN
2025-04-05	UPDATE SITE PLAN

DATE	: 11-28-2022
PROJECT #	: W22179.00
DESIGNED BY	: KPS
DRAWN BY	: KPS
CHECKED BY	: NAV

SITE PLAN

C-1.0 SHEET



**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
REGULAR MEETING
May 16, 2022
7:00 P.M.**

Chairwoman Sylvester called the meeting of the Long Grove Architectural Commission (AC) to order at 7:00 p.m. with the following members present.

Members Present: Jeanne Sylvester; Laura Mikolajczak; Allen Roiter; and Matthew Akins

Members Absent: John Marshall and John Plunkett

Also Present: Taylor Wegrzyn, Community Development Services, and members of the public.

VISITORS BUSINESS

Chairwoman Sylvester asked if anyone in attendance desired to provide public comments on a topic other than those already on the agenda. All in attendance confirmed that they did not have commentary on other business. Chairwoman Sylvester clarified that the agenda item concerning Joanie's Pizzeria would be a review of the deck's design and any comments concerning the specific use of the deck should be reserved for a future hearing before the PCZBA. The Architectural Commission does not consider zoning relief or actions which fall under the purview of the Planning Commission and Zoning Board of Appeals (PCZBA) or Village Board. T. Wegrzyn noted that notice of any such PCZBA meeting will be posted on the Village's website, newspaper, property, and certified mailings will be sent out. He confirmed that PCZBA petitions require separate notifications and that the Architectural Commission does not share those same notification requirements. He also confirmed that an application for a Special Use Permit has been received by the Village and is still under staff review. If a Special Use Permit is required and a complete application is received, the zoning matter will be placed on a PCZBA agenda and notifications sent out to neighboring property owners. Roger Goble, a member of the public, spoke from the audience to dispute the Village's notification requirements. Another member of the public requested that item #3 on the agenda be moved up before item #2.

NEW BUSINESS

1) Approval of the April 18, 2022 Meeting Minutes.

Corrections were made to the spelling of Commissioner Mikolajczak's name throughout. A reference to a landscaping recommendation for 145 Old McHenry Road was corrected to better reflect the intent of the comment. Grammar corrections were made to two instances of the term "newel post". The Commission's recommendation for signage at the Oatflow Café was corrected to replace the word "blend" with "resemble" in reference to the sign's border and its compatibility with other signs on the site.

Motion. A motion was made by Commissioner Roiter, seconded by Commissioner Mikolajczak to recommend approval of the April 18, 2022, meeting minutes, as amended.

Ayes: A. Roiter; L. Mikolajczak; M. Akins; J. Sylvester
Nays:
Absent: J. Marshall; J. Plunkett

Motion. A motion was made by Commissioner Roiter, seconded by Commissioner Akin, to move agenda item #3 before item #2.

Ayes: A. Roiter; L. Mikolajczak; M. Akins; J. Sylvester
Nays:
Absent: J. Marshall; J. Plunkett

2) Consideration of a request for an exterior deck for “Joanie’s Pizzeria”, 235 Robert Parker Coffin Road and within in the B-1 Historical Downtown Business District, submitted by Chris Kanzler.

T. Wegrzyn provided an overview of the petitioner’s request and context. It is located within the B1 Historic Business District. The deck is on the north side of the building and measures 15 feet x 39 feet. It would be attached to the existing deck and building. A 4-foot walkway would be removed for the deck expansion. Photos of the immediate vicinity and the existing conditions were shown. He further explained that the deck design is up for the Commission’s consideration tonight. The deck satisfies the bulk, yard, and setback regulations for the district. The use of the deck would be a matter for consideration by the PCZBA and Village Board, if required.

Ken Siwieck, representing New Midwest Capital, presented on behalf of the project. There is a new operator of the business, and they desire to improve the property by expanding the deck. The expansion would improve the look of the property over what is presently there. The deck matches the existing deck in material and design. Eventual expansion of the outdoor dining would allow the business to increase revenue, expand their capacity, and improve the aesthetics of the property.

The deck material is a newer rendition of the material used on the existing deck. It is carbonate decking. Wood picket railing is to be used to match the majority of the existing deck. There are a few sections of metal railing, but they wouldn’t be able to match that material. The serving station would be removed to make a pass through between the old and new deck. The existing walkway and planters are severely weathered and would be removed. The deck would extend approximately one foot beyond the eastern-most sliding door. No roof is proposed. Mr. Siwieck provided a physical example of the decking material. The existing walkway is made of wood. Chairwoman Sylvester asked if the newel posts match any existing posts. There are no other newel posts at the business to match. The lattice below the deck would match the existing lattice and would be stained.

Chairwoman Sylvester noted that the Downtown Guidelines recommend planters along 50% of the railings. There are some hanging baskets and boxes at the existing deck. She strongly recommended that these be applied to the new deck as well along 50% of the railings. Commissioner Mikolajczak asked if they could be permanent. Mr. Siwieck confirmed that no lighting is proposed.

Chairwoman Sylvester opened the meeting to public comment. T. Wegrzyn noted that everyone would have an opportunity to speak. Commentary would be limited to one turn each and back-and-forth commentary will not be allowed. Chris Beckord asked the applicant whether they had given any consideration, when designing the deck, on the impact of the immediate neighbors. Mr. Siwieck noted that the design is based on complementing the existing deck and building. Mr. Beckord claimed that the Zoning Code has restrictions on noise and buffer requirements for outdoor dining. Roger Goble asked if the Commission had seen the Special Use Permits which were issued for this property. The Commission did not review any Special Use Permits for this property. Mr. Goble also noted requirements for a 300-yard buffer requirement. He expressed a desire to see a landscape plan to buffer the structure and use from adjacent properties.

John Heidmann, a member of the public, spoke. He commented that the style of the deck was not consistent with that of Long Grove: rural, nineteenth century, and country. Nineteenth Century buildings did not have decks. A member of the public questioned whether the submitted plans were sufficient. T. Wegrzyn confirmed that permit-ready building plans are not required for an application to appear before the Architectural Commission. The Commission may request an additional appearance with more detailed drawings if they find the plans to be insufficient. Mr. Heidmann questioned why the Architectural Commission doesn't consider zoning in its determination.

There were comments made from the audience regarding the Architectural Commission's consideration of zoning standards. Chairwoman Sylvester reiterated that the Planning and Commission and Zoning Board of Appeals has jurisdiction over zoning matters and will consider those aspects of the proposed project at such time that the PCZBA hears a petition concerning the use of the deck. The Architectural Commission will strictly be considering the design of the proposed deck. T. Wegrzyn explained that the Architectural Commission meeting was being held prior to any PCZBA hearing because the design could impact the specific zoning relief or approvals required for the project.

After additional comments made from the audience, Chairwoman Sylvester addressed the audience to note that public concerns regarding the use should be presented before the PCZBA. T. Wegrzyn noted that those public comments received by May 6th were included in the agenda packet and provided to the Architectural Commission members prior to the meeting. Any comments received after that date were printed out and provided to the Commission at the meeting. Chairwoman Sylvester asked T. Wegrzyn whether there was any chance that the deck would not have to go to the PCZBA. T. Wegrzyn responded to note that the petitioner's application was still under staff and legal review. If the review finds that there is no requirement for the deck to appear before the PCZBA then there will not be a public comment period regarding the use. However, if the proposed use does require a hearing before the PCZBA then there will be an opportunity for the public to provide their comments. Whether or not a hearing is required, there is always a general commentary period at the start of all PCZBA meetings. The Special Use Permit application submitted by the petitioner and requesting an outdoor dining facility is still under review. Architectural Commission review is required for any addition to a commercial building in the B1 district, whether or not a Special Use Permit is also needed.

Written comments from Randall Harland, Chris Beckord, David Mundt, Debbie Handler, John Heidmann, Randy Towner, Shelley Frain, and Jon Garlovsky were included in the materials provided to the Architectural Commission. T. Wegrzyn confirmed that the Commission has the option to continue its review of this matter until the next meeting or until sufficient information is provided. He continued

to clarify that the Village is still reviewing a PCZBA application from the petitioners concerning a request for zoning approval of expanded outdoor dining on the property. If any additional zoning approvals are necessary, a public hearing before the PCZBA will be scheduled and the public will be afforded an opportunity to provide commentary on the matter. The Commission may make its approval conditional upon approval by the PCZBA and/or Village Board.

Chairwoman Sylvester opined that the newel posts were very standard and could be more decorative. The building is very vernacular, but there may be other decorative elements on the property that could be reflected in the newel posts. Commissioner Roiter confirmed that the additional decorating is needed. A finial or other decoration could be used. Planters are encouraged along 50% of the railing. Commissioner Mikolajczak recommended that a planter be installed across the whole railing. Chairwoman Sylvester noted that any future changes such as size, length, design, materials, or lighting would require an additional appearance before the Commission. Mr. Goble spoke from the audience to recommend that the review be continued until revised plans can be considered. The Commission considered whether the proposal required additional time for review. Members of the public also pointed out that the deck does not comply with the Special Use Permit issued previously or the Zoning Code standards.

Chairwoman Sylvester asked the commission whether the proposed deck, with changes to the newel posts, the recommended planters, and subject to any further conditions by the PCZBA, would be acceptable. Plans for the newel posts and planters will need to be provided to staff and reviewed together with the Chair of the Architectural Commission. Any further changes to the project will require further review by the Architectural Commission. Mr. Siwieck confirmed his understanding of the proposed conditions. Chairwoman Sylvester continued and asked whether any member of the Commission would like to make a motion or see the matter continued.

Motion. A motion was made by Commissioner Roiter, seconded by Commissioner Mikolajczak to recommend approval of the exterior deck, subject to the following conditions:

- 1) Plans for newel posts with additional detailing and in character with the immediate vicinity are to be submitted for review by staff and the Commission Chair.
- 2) Planters will be placed along 50% of the deck railing.
- 3) Subject to any additional requirements or review by the Plan Commission and Zoning Board of Appeals and Village Board resulting from the proposed use of the deck expansion.

Ayes: A. Roiter; L. Mikolajczak; M. Akins J. Sylvester

Nays:

Absent: J. Marshall; J. Plunkett

Chairwoman Sylvester encouraged those in attendance to contact the Village to ensure that the project comes before the Plan Commission and Zoning Board of Appeals. She thanked everyone for their participation in this process and thanked the applicant for the contributions of their business to the Village.

- 3) Consideration of a request for a new commercial structure “KEEP.Rental, Inc.”, 2798 Route 53 and within the R-2, Single Family Residential, submitted by Thomas and Douglas Olson.**

T. Wegrzyn provided an overview of the proposed commercial structure at 2798 IL Route 53. The site is presently zoned R-2 and would require additional zoning approvals by the Village Board. Self-Storage Facilities are not a permitted use within the R-2 zoning district. The property is at the southern extent of the Village's corporate limits. There is a large estate property to the north which is expected to be redeveloped in the future. The project previously was presented to the Village Board in February 2022. The Board referred the project to the appropriate Commissions and recommended that the design resemble other commercial structures in the vicinity such as Menards. He further explained that the project was appearing before the Architectural Commission first because any further changes to the design of the building may impact the extent to which any zoning relief is needed. If the plans are altered by any request of the PCZBA or Village Board, or if the applicant modifies the design on their own account, then the project will require another review by the Commission. The property is 2.19 acres in size. A photo was shown of the property. There is a ranch home located on the property which was built in the 1960's. Renderings of the property were shown. The proposal includes lighting, signage, and landscaping in addition to the building structure. Melt Span is proposed for the exterior siding. Nichiha Kurastone is also proposed as an accent siding material. The plans for the signage, landscaping, lighting, materials, and site were shown. Additional photos of commercial buildings within the Village and surrounding areas were also shown.

Commissioner Roiter asked for clarification on the project location. It is located just north of Lake-Cook Road, west of Menards, and along Route 53. He asked what vehicular access would be provided to the site. Doug Olson, the applicant, responded that the access is proposed as right-in, right-out. Chairwoman Sylvester asked if that influenced the location of the signs. Mr. Olson clarified that there is a sign proposed on the north façade and on the west façade towards the south end of the building. The design has two stories on the front side and three at the rear due to the grade of the site. Two elevators would be located on center. Two overhead doors would be located on center at the rear to allow for loading inside of the building. Chairwoman Sylvester asked Mr. Olson to clarify how the property would be screened from Lake-Cook Road. The property's rear faces a wetland area on the neighboring property and there are existing trees further obscuring the view. The applicant does not own the adjacent property. There will be no access from Lake-Cook Road. No wetlands are on the property, however, there are wetlands on the properties immediately surrounding it. Mr. Olson continued to note that the property will not generate a significant amount of traffic, but they were still intentional about placing the vehicular entrance as far from the intersection as possible. They have contacted IDOT regarding their request for access. Lighting at the rear of the building is intended to cover some of the driveway aisle while lighting along the sides of the building is directed downward and up the side of the building. There are lights also by the access doors. One pole light is to be along the drive lane near the property entrance. The signs are backlit.

Chairwoman Sylvester noted that the staff report indicated that Village Board expressed a desire for the project to reflect the architecture of other commercial developments in the Village such as the Menards or Sunset Grove. Mr. Olson described how the Nichiha stone was applied to the office portion, south tower, and center bump out of the building to address the Village Board's recommendation. T. Wegrzyn asked the Petitioner to clarify what portions of the building were Metl Span and which were Nichiha. Mr. Olson responded that only the stone is Nichiha. The metal panels are two-tone but extend the whole height of the building. There is no physical separation between the colors on the panels. Mr. Olson further described how the building has little negative impact in terms

of noise or fumes to the surrounding properties. Commission Mikolajczak asked whether the windows were real. Mr. Olson responded that the windows would either have blackout film applied or have backings with interior lighting to give the effect of a functional window. There would be no visible lockers as you look through the windows. The majority of customers find these facilities through the internet. Commissioner Roiter inquired as to how many storage units are in the building. There would be approximately 500 units, varying in size from 12'x30' and 10'x5'. Chairwoman Sylvester asked if there was any consideration to giving the building a break in texture along the larger facades of the building. Mr. Olson replied that there was no precedent in the Village to look to. They tried their best to minimize the mass of the building. Mr. Olson continued to explain that they were not opposed to changing the building aesthetics and would like to know if the Commission had any further recommendations. Chairwoman Sylvester, to facilitate the conversation, asked that the group tackle the facades, fenestration, and signage separately.

Concerning the facades, Chairwoman Sylvester pointed to the variations in pattern and texture at the Menards building located across Route 53. She also noted that there was no precedent for metal siding within the Village. T. Wegrzyn confirmed that there are no modern buildings in the Village with metal siding. Mr. Olson also referred to the Menards and indicated that the building has some larger horizontal lines which are broken up only in a few positions. He also pointed out that the building's southeast corner and façade are the most likely to be visible to the public. Commission Mikolajczak recommend paint to break up the larger expanses of façade. Chairwoman Sylvester asked if they were focused on using metal siding. Mr. Olson indicated that due to the design of the building, which is based on the storage units themselves, the exterior is merely a skin. Commissioner Roiter recommended a 6:12 or 10:12 pitch to the roofs of the towers to increase visibility and the project aesthetics. There is a long façade and the articulation in the middle could also have a similar roof treatment. Chairwoman Sylvester noted that the other commercial shopping centers in town have variegated roof lines and steeper roof pitches; suggested that other siding materials be used to provide variation, and that there should be some texture to the walls. There should be some other element to further distinguish between the two stories of the building. Some masonry was strongly encouraged because there are no other metal sided buildings in the Village. The ridges on the proposed metal siding were not pronounced enough. Shadow lines will give the building some depth. Chairwoman Sylvester also agreed with Commissioner Roiter on the towers. Mr. Olson pointed out the canopy on the façade. Chairwoman Sylvester noted that the building's presence at a gateway intersection into the Village. She clarified that a four-foot band of stone would not be desired along the whole building. Adding more wall articulation may be beneficial, but the Commissioners expressed a desire to see how it would work visually.

Chairwoman Sylvester moved the conversation to the windows. She noted that the current windows look very plain and as if they were "punched" into the façade. Sills or other treatments may help. Dormers could also help along the roofline to break up the mass. The walls and rooflines should be interrupted, and the windows could be more articulated. The windows are otherwise to scale. Shutters would not be appropriate for this style of building. Commissioner Roiter recommended stacking the windows. Mr. Olson noted that there are some areas of the Menards where there are canopies with blank areas below. T. Wegrzyn showed some photographs of newer, modern storage facilities in the region. Mr. Olson recommended putting windows on the lower level with some dormers above. Commissioner Roiter confirmed that those improvements would look more commercial. Mr. Olson asked for clarification on the southern tower. Chairwoman Sylvester noted that adding sills would be

beneficial and should be reflected on the north side of the building but is not needed on the tower feature.

T. Wegrzyn asked for a recap of the recommendations so far. A greater roof pitch is recommended at all towers. Additional stone is recommended at the towers. Breaking up of the roofline and additional canopies to break up the façade further. Some additional elements to break up the “flatness” of the walls is also needed. Sunset Grove was pointed to as having a good level of variation to the materials, colors, and elements to break up the building façades. There is masonry, clapboard, and brackets supporting canopies. Mr. Olson again pointed to “bump outs” at the Menards with roofs. Chairwoman Sylvester responded to suggest that the metal siding is the primary concern. Metal should be reduced first. The proposed Nichiha or stone would be preferred. Accents with these materials, bumped out from the façade, might be acceptable. This would avoid changing out the whole wall. Mr. Olson will prepare additional renderings. Commissioner Mikolajczak recommended that they prepare multiple design renderings for the Commission to consider. Mr. Olson prepared the renderings from the application himself.

The Commission moved on to discuss the signage. The business logo is used in the design. Mr. Olson clarified that Keep.rentals is also the business’ website. T. Wegrzyn noted that the signage may need additional relief from the Village’s sign ordinance. Staff are working with the Village attorney to determine the best path forward for zoning entitlement on the project. There are a few different routes it could proceed; however, all would require additional action by the PCZBA and Village Board. Depending on which type of zoning relief is requested, there are different zoning and sign standards which would apply to the project. The internally illuminated signs would require specific relief. Chairwoman Sylvester asked whether the applicant had considered placing signage on the east façade of the building. Mr. Olson responded that they were attempting to be subtle with the branding. Traffic heading southbound is likely to be the best audience to reach with signage. He noted that the sign may shift towards the corner of the building more. Multiple Commissioners quickly responded to request that the sign stay centered on the building. A sign facing Lake-Cook Road would not likely be visible. The sign was placed on the north side of the building so that there was space on the eastern façade for windows.

Chairwoman Sylvester again opined that the Commission should review the design again at an upcoming meeting. Mr. Olson thanked the Commission for their feedback. Commissioner Mikolajczak asked how tall the overhead doors were. Mr. Olson responded that the two center doors are 14 feet tall. The other doors would either be 10 or 12 feet tall.

The group agreed that the lighting was acceptable as proposed.

T. Wegrzyn asked for clarification as to which overhead door designs were being used. The glass doors would be used in the center bay. The other doors provide direct access to units.

Chairwoman Sylvester asked for the Commission’s thoughts on the proposed landscaping. T. Wegrzyn noted that staff would recommend some additional landscaping to the north/northwest could be applied to screen the overhead doors from any future development on the neighboring property. There is presently no landscaping on that portion of the property. The Commissioners agreed that landscaping in that area would be beneficial. T. Wegrzyn also pointed out that there is a 40-foot

separation between building and the roadway. Mr. Olson noted that there is a well and septic planned for the site. The septic would be in that space. A sewer connection would be extremely cost prohibitive. That septic has yet to be approved by Lake County. Commissioner Roiter asked if there was an alternative if the septic cannot be installed. Mr. Olson responded that their engineer made it very clear that there really is no cost-effective alternative to the septic. Chairwoman Sylvester asked for additional landscaping along the façade to also help break up that expanse of wall.

Motion. A motion was made by Commissioner Roiter, seconded by Commissioner Akins to approve the preliminary request for a new commercial structure at 2798 Route 53, subject to further review by the Architectural Commission, and with the following recommendations:

1. Increasing the roof pitch of the towers.
2. Consideration of a third tower.
3. Additional masonry or similar materials on the lower level of the building.
4. Enhancing the delineation between the levels of the building through the use of variations in material, canopies, or textures.
5. Recommended window placements and window enhancements such as trim or sills.
6. Additional landscaping along the east façade and northwest property line.
7. Reduction in metal siding and additional texture to any metal siding used.

Ayes: A. Roiter; M. Akins; J. Sylvester; L. Mikolajczak

Nays:

Absent: J. Marshall; J. Plunkett

4) Oman Greenhouse property update.

Chairwoman Sylvester provided a brief update regarding the property at 22155 North Illinois Route 83. The case is expected to appear before the Village's hearing officer in June. A continuation of greenhouse use was contemplated by the owner. Village staff have indicated that greenhouse use is no longer permitted on the property. The Village is aggressively pursuing demolition as a requirement for due to the condition of the property. Chairwoman Sylvester noted that she had brought up this issue to the Village Planner two years ago. Commissioner Mikolajczak asked whether a greenhouse could be built on the property if the site is demolished. T. Wegrzyn noted that the property is zoned R-2, and a greenhouse is not a permitted use within that district. As a legal, non-conforming use, the property was allowed to operate as a greenhouse. That legal status was lost once the use was discontinued for longer than six months and any future use of the property must now comply with the present standards.

OTHER BUSINESS

The group briefly discussed planned absences for the upcoming June 20th Architectural Commission Meeting. Staff will follow up to confirm attendance for the meeting.

Chairwoman Sylvester asked staff to follow up on an unpermitted sign advertising "The Broken Bridge Treats." All commercial signs require approval by the Architectural Commission and this sign has not been reviewed by the Commission. It was noted that the applicant at 145 Old McHenry Road made

changes to the staircase without submitting plans first and that the changes were not aligned with the Commission's request. T. Wegrzyn added that the owner has been notified of their violation. Staff are working with the owner to bring them into compliance with the Commission's conditions of approval.

ADJOURNMENT

The next scheduled Architectural Commission meeting is for June 20, 2022 at 7:00 P.M.

Motion. With no further business, a motion to adjourn the meeting was made by Commissioner Roiter, seconded by Commissioner Mikolajczak.

Ayes: A. Roiter; L. Mikolajczak; M. Akins; J. Sylvester

Nays:

Absent: J. Marshall; J. Plunkett

Meeting Adjourned at 9:20 p.m.

Respectfully Submitted,

Taylor Wegrzyn

Taylor Wegrzyn
Planner

TW/JLM

AC-2023-005
350 Old McHenry Road



ARCHITECTURAL COMMISSION STAFF REPORT

To: Jeanne Sylvester, Chair
Architectural Commission Members

From: Taylor Wegrzyn, Community Development Services

Subject: 350 Old McHenry Road – Rear Stairs

Requests: Exterior Siding Replacement – Material and Color Change

Public Meeting Date: May 15, 2023

Attachments: 1. Location Map
2. Petitioner’s Application
3. Excerpts from the Historic Downtown Design Guide

PETITIONER Maggie Gutkin
c/o David Lancaster
Rivellino School of Art
350 Old McHenry Road
Long Grove, IL 60047

ADDRESS 350 Old McHenry Road

PIN 15-30-106-018

REQUEST

Review of material and design of a replacement siding on the exterior of the two-story structure. The building is currently clad in blue cedar shingle siding. Grey vinyl siding is proposed as a replacement.

HISTORY

The two-story craftsman building was built in 1933 according to the Lake County Assessor’s office. It is unknown exactly how long the building has had cedar siding; however, the current siding has been in place since at least 2012.

PROPOSED PROJECT

- **New Siding**
 - Vinyl Siding
 - Manufacturer: Mastic/Plygem

- Series: Carved Wood
- Color: Deep Granite
- Style: Double 4



Figure 1: Proposed and Existing Sidings

- **Existing Siding**
 - Cedar Siding
 - Color: Blue



Figure 2: Existing Front Façade



Figure 3: West Façade

PLANNING DOCUMENTS

The *Long Grove Historic Downtown and Business Design Guidelines* were created to support the 2008 Long Grove Downtown Master Plan. To serve this purpose the Guidelines provide specific recommendations for private developments in the Historic Downtown as ways to satisfy the Municipal Code's requirements that structures adhere to the Long Grove Style as described in Section 7-2-4. As a siding-only project the majority of the design guidelines do not apply. The document, however, provides one very applicable recommendation: "Do not use vinyl or metal sidings." In response to this standard, the Petitioner provided photos of other properties in the historic downtown with similar siding to that proposed. Under the Guideline's Building Material section, the document recommends "warm" exterior colors with contrasting trim colors.

The *Long Grove Comprehensive Plan* further supports the Downtown Master Plan by continuing to promote efforts to continue with the Long Grove Style, maintaining the rural and historical character of the Village, and enhancing the appeal of the Village. Goal III of the Plan's Community Character section summarizes this position with the following Plan Objective: "provide architectural controls to maintain the scale and historical character of a 19th Century rural village."

ARCHITECTURAL COMMISSION DECISION

The AC should review the request for the replacement siding against the applicable standards of the Code of Ordinances and render a determination based upon those criteria as well as the appropriateness of the siding, and its color, in relation to other structures, character, and architecture of the immediate locality. The Commission should also utilize those recommendations of the *Long Grove Historical Downtown and Business Design Guidelines*.

As mentioned previously in this report, Section 7-2-4 of the Long Grove Municipal Code requires that developments conform to the Long Grove Style. The Commission may utilize these standards in making its determination. Six specific standards are provided and are as follows:

(C) *Consideration in Judging Plans.* In judging plans for the Long Grove style, the following points are considered as descriptive of the existing type buildings listed above:

1. *Roofs.* Shall be pitched 4:12 or steeper and must join at a hip. Pitched roofs shall be visible from all exterior elevations. Mansard roofs are permissible if they clearly follow an historic precedent.
2. *Cornices.* Boxed on main buildings; overhang not to exceed one foot; fascia boards broad; liberal use of mouldings.
3. *Walls.* Clapboards, vertical boarding; brick, smooth or sanded, soft light red color or painted; split faced limestone laid with natural bedding or fieldstone, no stone not native to area.
4. *Sash.* Shall be double hung casement or fixed. In a Greek revival building sash, light size shall not exceed ten inches horizontal by 14 inches vertical. In a Victorian building, it shall not exceed 16 inches horizontal by 30 inches vertical.

Fixed display windows shall be divided by muntins to the above standards except as modified with documented historic precedent.

5. *Doors.* Raised panel construction with or without glass panels.
6. *Paint.* Buildings or trim shall be painted in colors appropriate to period of Long Grove style. Exact samples of color scheme must be submitted. This must be done on any repainting and new construction. The manufacturer's name and number must also be included.

Location Map: 350 Old McHenry Road



Legend

 Project Area





STRUCTURE/FIXTURE ARCHITECTURAL COMMISSION APPLICATION

(owner) Maggie Guthrie / DATE: 4/27/2023
APPLICANT'S NAME: DAVID LANCASTER (contractor) E-MAIL 847 499 4299
ADDRESS: 350 OLD McHENRY RD PHONE: 847 456 4644
NAME OF BUSINESS: AAA Better Roof, Inc.
BUSINESS ADDRESS: 1098 E Park Ave Lib. 60048 PHONE: 847 918 7795
TYPE OF STRUCTURE/FIXTURE: House/Business

- 1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY: A. PROVIDE SITE PLAN. B. PROVIDE PHOTOGRAPH OF SITE. C. SQUARE FOOTAGE OF STRUCTURE 3000 Approx. SQUARE FEET. of siding
2. DRAWING OF PLANNED STRUCTURE/FIXTURE: A. DIMENSIONS. B. ELEVATIONS (ALL DIRECTIONS). C. LIST MATERIALS TO BE USED/SAMPLE OF COLORS.
3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE: PHONE: E-MAIL

The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for any corrections or modifications required to meet the standards of the Village, and further approves the work to be done on their property.

Signature of David Lancaster
BUSINESS OWNER(S)
Signature of Maggie Guthrie
PROPERTY OWNER(S)

APPLICATION APPROVAL: DATE:

Mastic/Plygem is the manufacturer. Carved wood is the series. Deep granite is the color. Double 4 is the style. www.plygem.com

Taylor the blue cedar shingle siding is being replaced with a grey double 4 vinyl siding. The piece of siding in the picture is what will be used for the siding.



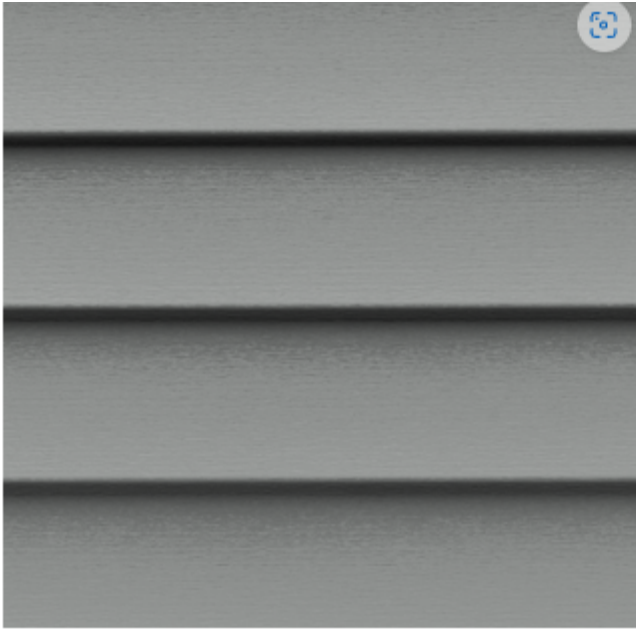












MASTIC

Carvedwood•44

Carvedwood•44® is an ideal choice for remodelers because of its optimal thickness and wide selection of designer-inspired colors. Carvedwood•44 also comes in 10 deep, rich shades using our exclusive [SolarDefense Reflective Technology™](#) which protects our darkest colors from the harmful effects of the sun. See the [brochure](#) for full color assortment.

Due to screen resolution limitations, product colors may not be exactly as shown.

Pricing varies based on siding profile and colors. Please check with your distributor or contractor for pricing details.

- DOUBLE 5"
- SINGLE 8", SMOOTH
- TRIPLE 3", SMOOTH
- DOUBLE 4"
- DOUBLE 4", SMOOTH
- DOUBLE 4.5" DUTCH LAP

18 Standard Color Options



4 Premium Color Options



DEEP GRANITE

Planning and Design Guidelines

Privately-owned Properties

Historic Downtown

Uses

Land uses within the Historic Downtown must be compliant with uses set forth in the Long Grove Municipal Zoning Code, Title 5. The following uses will be allowed within the zoning district under a Planned Unit Development.

Historic Core Sub-district

- Retail
- Office
- Open Space
- Parking

Open Space
Only passive recreation is allowed

Mixed-Use
Retail and Office

Open Space
No development allowed within the floodplain
Only passive recreation is allowed



*Please note the design for the Historic Core Sub-district is conceptual and does not represent the final design of the area. More than one design solution is possible and creative proposals for the final site design are encouraged by the Village of Long Grove

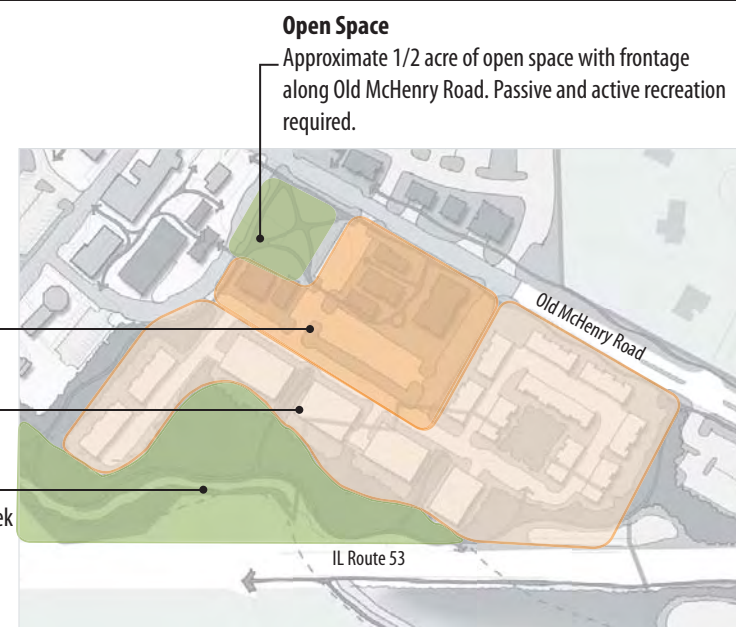
Triangle Sub-district

- Retail close to existing downtown
- Office on upper floors or east of retail area
- Hotel on upper floors or east of retail area
- Residential
- No buildings and / or roads located within the Buffalo Creek Floodplain

Mixed-Use
Retail and Office

Mixed-Use
Commercial / Office / Residential / Hospitality

Open Space
No development allowed within the Buffalo Creek Floodplain between Old McHenry Road and IL Route 53.
Only passive recreation is allowed



Open Space
Approximate 1/2 acre of open space with frontage along Old McHenry Road. Passive and active recreation required.

*Please note the design for the Triangle Sub-district is conceptual and does not represent the final design of the area. More than one design solution is possible and creative proposals for the final site design are encouraged by the Village of Long Grove

Business District

Uses

Land uses within the Business District must be compliant with uses set forth in the Long Grove Municipal Zoning Code, Title 5. The following uses will be allowed within the zoning district under a Planned Unit Development.

Route 83 Sub-district

- Retail (In-line, anchor, and outlot)
- Office as a stand alone building or in a location that does not break continuous retail frontages
- Residential appropriate on south end

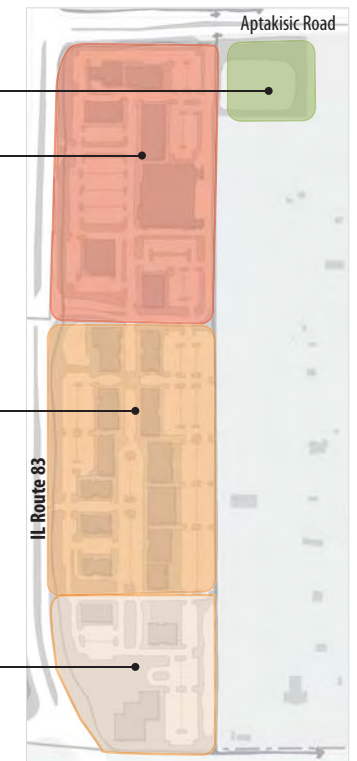
*Please note the design for the Route 83 Sub-district is conceptual and does not represent the final design of the area. More than one design solution is possible and creative proposals for the final site design are encouraged by the Village of Long Grove.

Detention / Open Space

Retail

Mixed-Use
Retail and Office

Mixed-Use
Commercial / Office / Residential / Hospitality



Route 53 Sub-district

- Drive to retail on the west corner of Old McHenry Road and IL Route 53. No banks, drugstores, gas stations, or drive-thrus will be allowed.
- Office per existing Planned Unit Development
- Residential south of IL Route 53
- No buildings and / or roads located within the Buffalo Creek Floodplain.

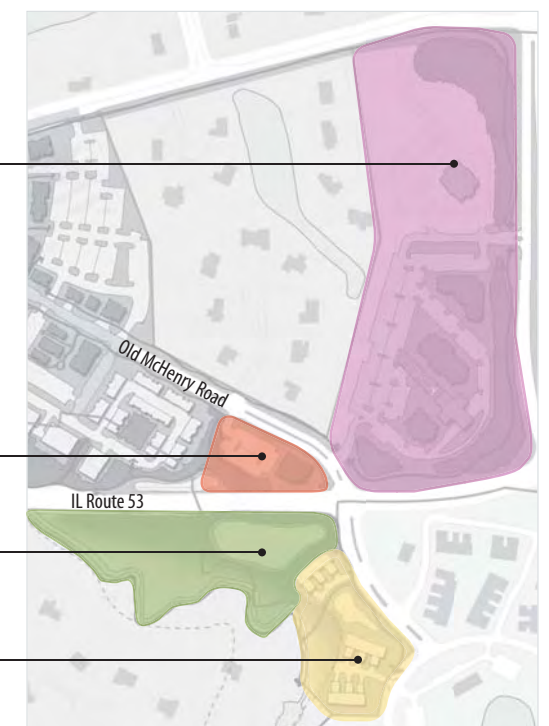
*Please note the design for the Route 53 Sub-district is conceptual and does not represent the final design of the area. More than one design solution is possible and creative proposals for the final site design are encouraged by the Village of Long Grove.

Office

Retail

Detention / Open Space

Residential



Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Bulk, Space, and Yard Requirements

Height

Follow the requirements set forth in the Long Grove Municipal Code, 5-4-10, Bulk, Space, and Yard Requirements with, to the greatest extent possible, the below additions / exceptions:

- Building heights of new or in fill development should complement the existing pattern of building heights.
- New buildings should reflect the width and height proportionate to neighboring structures. Roof must maintain a compatible roof form and line with adjacent buildings.

Triangle Sub-district Height

- Maximum of 30 feet adjacent to Old McHenry Road
- Maximum of 40 feet set back a minimum of 200 feet from Old McHenry Road



Triangle Sub-district

Yards and Setbacks

Follow the requirements set forth in the Long Grove Municipal Code, 5-4-10, Bulk, Space, and Yard Requirements with, to the greatest extent possible, the below additions / exceptions:

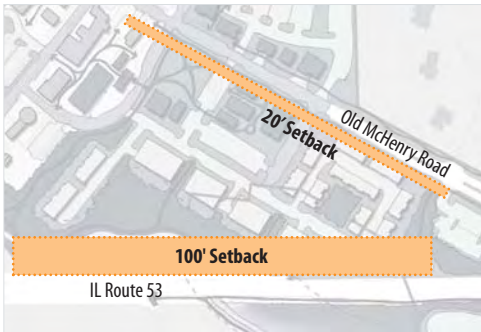
- Setback areas within the Historic Downtown should work in tangent to maintain the alignment of facades adjacent to the sidewalks and pedestrian areas.
- Setbacks should create a positive image and should be similar in dimension to setbacks of adjacent buildings.
- Exceptions may be granted if the proposed setback is pedestrian focused and contributes to the quality and character of the streetscape.

Historic Core Sub-district Minimum Setbacks

- From Old McHenry Road: 20 feet
- From Robert Parker Coffin Road: 10 feet

Triangle Sub-district Minimum Setbacks

- From Old McHenry Road: 20 feet
- From Illinois Route 53: 100 feet



Triangle Sub-district

Coverage

Follow the requirements set forth in the Long Grove Municipal Code, 5-4-10, Bulk, Space, and Yard Requirements with, to the greatest extent possible, the below additions / exceptions:

- A variety of sizes and massing is encouraged in the Triangle Sub-district.
- New building should respect the scale of Downtown.

Historic Core Sub-district Coverage

- Structural Coverage: 7,000 square feet
- Gross Impervious Coverage: 85%

Triangle Sub-district Coverage

- Structural Coverage: 7,000 square feet
- Gross Impervious Coverage: 85%

Business District

Bulk, Space, and Yard Requirements

Height

Follow the design recommendations listed for the Historic Downtown with the below differences:

Route 83 Sub-district Height

- Maximum of 40 feet for commercial uses
- Maximum of 30 feet for residential uses

Route 53 Sub-district Height

- Maximum of 40 feet commercial uses
- Maximum of 30 feet for residential uses



Route 53 Sub-district

Route 83 Sub-district

Yards and Setbacks

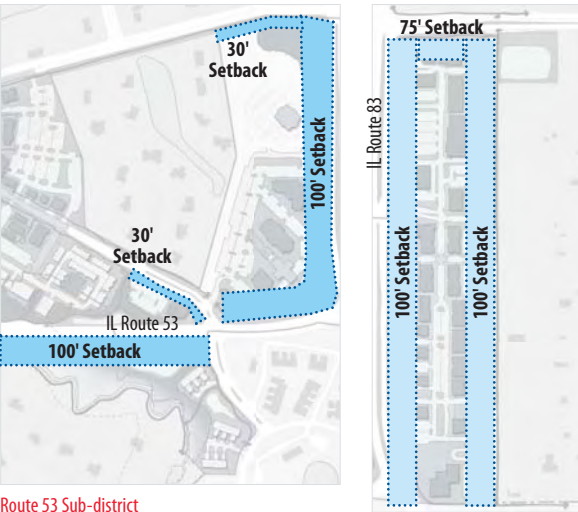
Follow the design recommendations listed for the Historic Downtown with the below differences:

Route 83 Sub-district Building Setbacks

- From Illinois Route 83: 100 feet
- From Aptakistic Road: 75 feet
- From adjacent residential: 100 feet

Route 53 Sub-district Building Setbacks

- From Illinois Route 83: 100 feet
- From Illinois Route 53: 100 feet
- From Robert Parker Coffin Road: 30 feet
- From Illinois Route 53, west of McHenry Road: 30 feet
- From Freemont Way: Match existing residential setbacks



Route 53 Sub-district

Route 83 Sub-district

Coverage

Follow the design recommendations listed for the Historic Downtown with the below differences:

Route 83 Sub-district Coverage

- Floor Area Ratio: 0.16
- Gross Impervious Coverage: 72.5%

Route 53 Sub-district Coverage

- Commercial Floor Area Ratio: 0.18
- Residential Floor Area Ratio: 0.40
- Gross Impervious Coverage: 45%
- Promenade Development: Follow PUD requirements

Planning and Design Guidelines

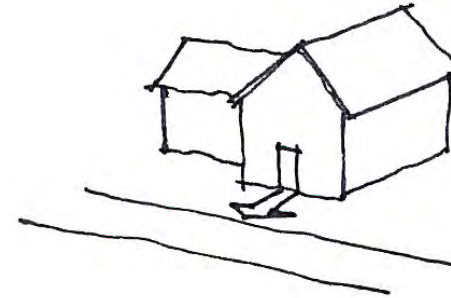
Privately-owned Properties, *continued*

Historic Downtown

Bulk, Space, and Yard Requirements

Orientation

- Primary entrance of the building should face the main access way, street, or other public spaces. The entrance should be easily identifiable by visitors and patrons.
- Configure the building to create focal points of pedestrian activity.
- Sites adjacent to residential uses should orient the building to minimize impacts to residents.
- Buildings within the Triangle Sub-district should be located along a street to create a more friendly pedestrian experience.
- Corner sites should be designed with attractive front building facades along both street frontages.
- Buildings should have a clear and functional tie between new and existing structures.
- Buildings should define edges of development blocks and should frame open space.
- No drive-thrus are allowed in the Historic Downtown.



Orient the front entrance to be adjacent to the main vehicular and pedestrian circulation.

Business District

Bulk, Space, and Yard Requirements

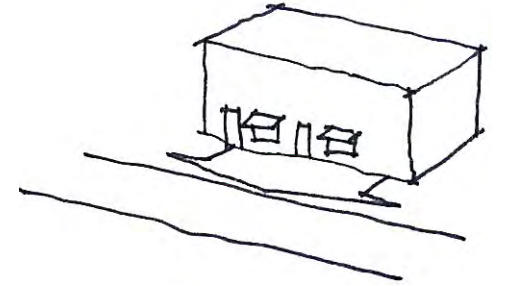
Orientation

Follow the design recommendations listed for the Historic Downtown with the below additions:

- Primary entrance of the building should face the main internal circulation streets.
- Configure the building to create focal points of pedestrian activity.
- Buildings within the Route 83 Sub-district should be located along a main axis or main street to create a more friendly pedestrian experience .
- Outlot buildings should be designed to have four-sided architecture.
- Office buildings should be designed to relate to existing structures on-site.
- Drive-thrus should be located to be screened from any public roadway.

Route 53 Sub-district Building Setbacks

- Proposed buildings should meet all PUD requirements while respecting the existing bank building.
- Alignment of proposed building should follow a northwest/southeast orientation, as shown to the right.



Orient the front entrance to be adjacent to the main vehicular and pedestrian circulation.



New buildings should be oriented to relate to the existing structure.

Sustainable Building Techniques

Property owners are encouraged to follow Leadership in Energy and Environmental Design (LEED) practices relating to building and construction techniques. New and restored building should utilize the LEED Register Project Checklist as a guide.

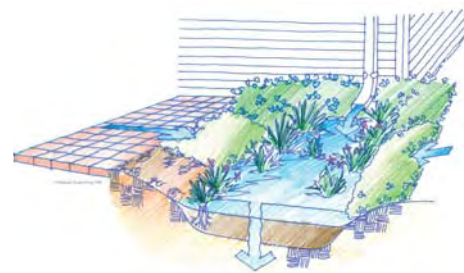
Example checklist topics include:

- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Innovation and Design Process

Additional information and LEED Project checklists can be found on the US Green Building Council website. <http://www.usgbc.org>

Common green building elements may include:

- Green Roofs
- Using locally fabricated materials
- Interior air quality
- Permeable paving
- Sustainable site design
- Green construction techniques



Rain gardens slow the stormwater runoff from impervious surfaces to allow infiltration back into the soil.



Native plants can reduce the amount of required watering, fertilizing, and maintenance.

Sustainable Building Techniques

Sustainable Building Techniques should be utilized for new development within the Business District. Follow the design recommendations listed for the Historic Downtown.



Naturalized detention is used to temporarily store storm stormwater on site and release it at a controlled rate.



A bioswale is used to slow the speed of surface runoff to allow the stormwater to infiltrate back into the ground.

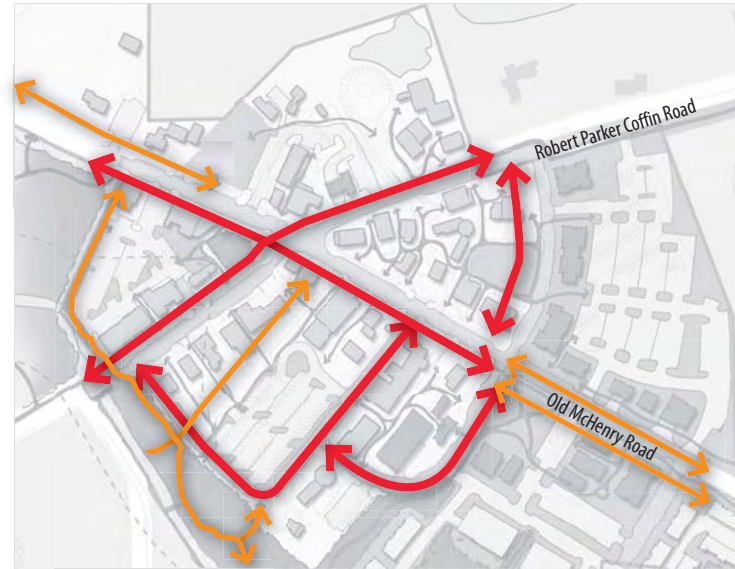
Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Circulation and Trails

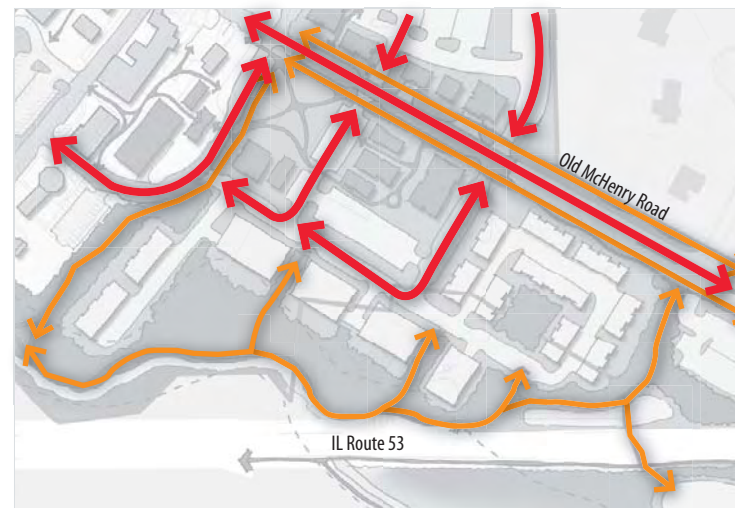
- Historic Core Sub-district**
- Create new roadway network by Fountain Square, Stempel Parking Lot, and connection to the Triangle Sub-district.
 - Sidewalks are required through parking lots.
 - Sidewalks in private areas should be constructed of concrete or clay pavers. Pavers can be installed on a gravel base.
 - Construct a rigid base under all pavers used for vehicular routes.
 - Trails must be 6-10 feet wide and constructed of asphalt or concrete.
 - Sidewalks and trails must meet current ADA code requirements.
 - Sidewalks and trails should facilitate major destinations and offer a safe and direct means of travel.
 - Design sidewalks and trails to provide water run-off and avoid puddling.
 - New private roadways and sidewalks should conform to the standards set in Section 2.



Historic Core Sub-district

- ↔ Primary Vehicular Circulation
- ↔ Primary Pedestrian Circulation

- Triangle Sub-district**
- Provide access to the Stempel Parking Lot from the Triangle Sub-district with new public roads and sidewalks.
 - Align new roadway entrances with new streets and / or parking lot entrances with new streets and parking lot connections.
 - Connect new trails throughout the Buffalo Creek floodplain to the Covered Bridge Trail and other regional trails.
 - Well marked sidewalks and crosswalks are required in parking lots.
 - Use concrete or clay pavers for sidewalks. Install pavers on a gravel base.
 - Create concrete or asphalt trails that are 6-10 feet in width and meet ADA code requirement.
 - Connect the Triangle site to other major destinations with safe and comfortable trails and sidewalks.
 - Design sidewalks and trails to facilitate water run-off and avoid puddling.
 - No new vehicular connections are permitted between Illinois Route 53 and Old McHenry Road.
 - Design new roadways and sidewalks so they conform to the standards set in Section 2 of these Guidelines.



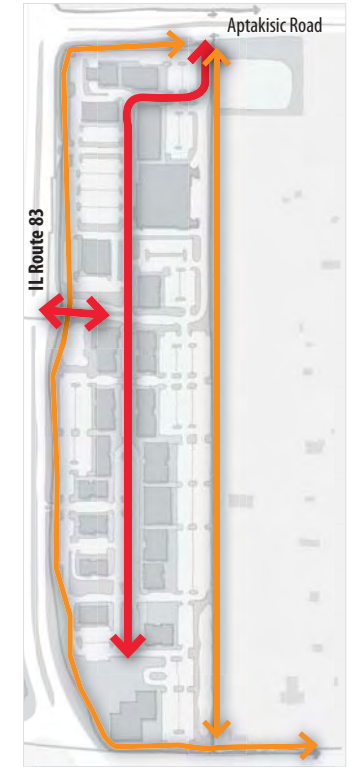
Triangle Sub-district

- ↔ Primary Vehicular Circulation
- ↔ Primary Pedestrian Circulation

Business District

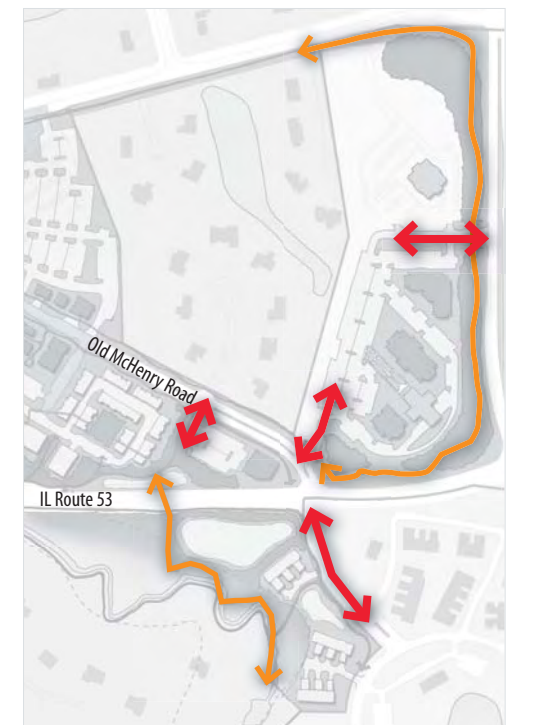
Circulation and Trails

- Route 83 Sub-district**
- Follow the design recommendations listed for the Historic Downtown with the below differences:
- Create new main axes or main street to connect various phases of development.
 - Align the main vehicular access from Illinois Route 83 with Robert Parker Coffin Road.
 - Permit only right in, right out access from Aptakasic Road.
 - Create a 10-12 foot wide multi-purpose trail along the east side of Illinois Route 83 that is safe and comfortable for pedestrians and cyclists.
 - Site should be designed to allow future vehicular connection at IL Route 83 and 53 intersection.



Route 83 Sub-district

- Route 53 Sub-district**
- Follow the design recommendations listed for the Historic Downtown.



Route 53 Sub-district

- ↔ Primary Vehicular Circulation
- ↔ Primary Pedestrian Circulation

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Buffer Yards, Landscaping, and Screening Requirements

Buffer Yards

Follow the requirements set forth in the Long Grove Municipal Code, 5-9-7, Buffer Yards, Landscaping, and Screening Requirements, to the greatest extent possible, except as listed below:

- Provide premium landscaping elements in all buffer yard.
- Place plants or planter pots by main building entrances. Use additional site furnishings / landscaping to provide a variety of aesthetically pleasing elements.
- **Remaining Sides:** Locate planting adjacent to building foundations.
- **Open Space:** Plan open spaces with a variety of shade and ornamental trees. Incorporate shrubs, grasses, groundcover, perennials, and annuals into planting areas.



An extensive variety of premium landscape features is highly desirable for the Historic Downtown Long Grove.

Landscaping

Follow the requirements set forth in the Long Grove Municipal Code, 5-9-7, Buffer Yards, Landscaping, and Screening Requirements, to the greatest extent possible, except as listed below:

- Retain as many existing trees and natural features as possible. Preserve existing vegetation that is environmentally beneficial and consistent with Long Grove's image and identity.
- Use native plants wherever possible.
- Plant trees, shrubs, groundcover, and perennial plantings in required setback areas.
- Use a wide variety of plant materials to provide seasonal interest.
- Reinforce the established landscape patterns of existing trees and lawns.
- Incorporate mass plantings wherever possible.
- A recommended planting list is included in Section 2. Selected plant material should be based on hardiness, disease resistance, ease of maintenance, and seasonal interest.
- Use landscaping features that comply with the tree preservation ordinance.



Planting a variety of perennials and annuals is encouraged.

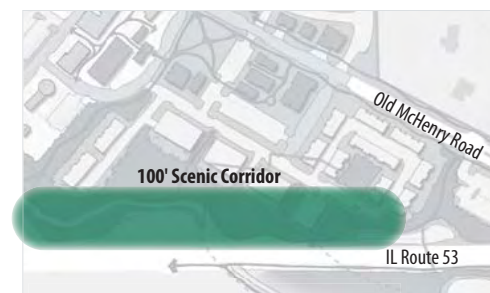
Screening / Scenic Corridor

Follow the requirements set forth in the Long Grove Municipal Code, 5-9-7. Buffer Yards, Landscaping, and Screening Requirements, to the greatest extent possible, except as listed below:

- **Buffer Plants:** Use plantings that contain a minimum of 50% evergreen trees that are 608 feet tall to allow for year long buffering.

Scenic Corridor Easement

- **Historic Sub-district:** None along Old McHenry Road
- **Historic Sub-district:** None along Robert Parker Coffin Road
- **Triangle Sub-district:** 100 foot from IL Route 53
- **Triangle Sub-district:** None along Old McHenry Road



Triangle Sub-district

Business District

Buffer Yards, Landscaping, and Screening Requirements

Buffer Yards

Follow the design recommendations listed for the Historic Downtown with the below differences:

- Landscape should visually tie adjacent buildings together to establish a continuation along street frontage.
- **Open Space:** Detention areas should be designed and planted in a natural manner.



Detention areas and buffer yards should incorporate natural forms and plant materials.

Landscaping

Follow the design recommendations listed for the Historic Downtown with the below addition:

- Non-native plant species should be limited.



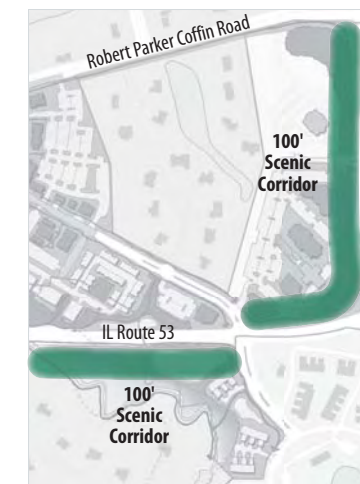
Quality landscaping enhances the visual appeal of commercial businesses

Screening / Scenic Corridor

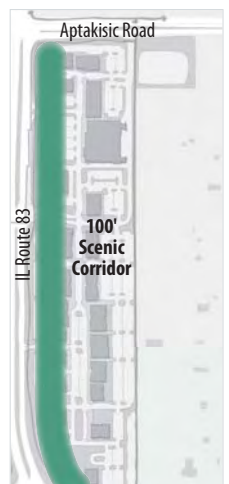
Follow the design recommendations listed for the Historic Downtown with the below differences:

Scenic Corridor Easement

- **Route 83 Sub-district:** 100 feet from IL Route 83
- **Route 83 Sub-district:** None along Aptakistic Road
- **Route 53 Sub-district:** 100 feet from IL Route 53
- **Route 53 Sub-district:** None along Old McHenry Road



Route 53 Sub-district



Route 83 Sub-district

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Parking

- Parking Lot Layout**
- Follow the requirements set forth in the Long Grove Municipal Code, 5-9-4, Off-Street Parking with, to the greatest extent possible, except as listed below:
- Use consistent parking dimensions for stall widths, curb to curb distances, and parking angles.
 - Use simple parking lot design and incorporate perpendicular parking wherever possible.
 - Design parking lots that are paved, striped, and feature delineated curbs and gutters. Provide illumination that permits safe and convenient evening use.
 - Design parking lots to avoid layouts that visually dominate the site . Avoid using dead end parking rows.
 - Provide well marked sidewalks and crosswalks within and between parking lots that are safe and comfortable for pedestrians.
 - Clearly define parking areas and physically separate them from roadways.
 - Locate temporary parking in private lots throughout the Historic Downtown.
 - Provide a 2 foot overhang for car bumpers.
 - Encourage businesses to reserve nearby parking spaces for customers and require employees to use the public parking lots.
 - Design parking lots constructed of asphalt, concrete, stamped concrete, permeable pavers, or vehicular pavers on an asphalt setting bed with a concrete underlay defined by concrete or granite curbs
 - **Triangle Sub-district, Retail Buildings:** No retail parking requirements.
 - **Triangle Sub-district, Residential Uses:** Two attached spaces per unit.



Parking lot landscape islands provide safe pedestrian access.



Permeable paving is preferred for parking lot surfaces.

- Parking Lot Landscape and Screening**
- **Parking lots up to 4,500 square feet:** Landscape area should equal 8% of the vehicle area.
 - **Parking lots between 4,500 square feet and 20,000 square feet:** Landscape area should equal 10% of the vehicle area.
 - **Parking lot over 20,000 square feet:** Landscape area should equal 12% of the vehicle area.
 - Break up large areas of paving with planting islands that are a minimum 10 feet wide. Place trees and shrubs in planting islands located within parking areas.
 - Plant one tree for every 10 parking spaces. Use a minimum 3 inch caliper.
 - Set back parking lots 10 feet from adjacent property lines.
 - Provide high quality landscaping or hardscaping features to screen parking lots from public sidewalks. Plant trees in parking lots perimeters to define the boundaries between the street and the parking lot.
 - Use a combination of trees, shrubs, and groundcover within landscape buffers. Locate landscape features so that parking lots are screened from adjacent residences.



Use native plants to help screen a parking lots.

Business District

Parking

- Parking Lot Layout**
- Follow the design recommendations listed for the Historic Downtown with the below differences:
- No bus parking is allowed.
 - All parking within 200 feet of the commercial building is to be reserved for customers.



Use landscaped islands in parking lots to visually subdivide and shade paved surfaces.



Physically separate parking lots from from roads. Screen parking lots with high quality landscaping materials.

- Parking Lot Landscape and Screening**
- Follow the design recommendations listed for the Historic Downtown with the below addition:
- When parking is adjacent to a residential area, fencing should be included along shared property line.



Use high quality fencing to screen parking lots from residences

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Loading and Services

- Location**
- Locate loading and service areas so they are hidden from street views.
 - Locate loading and service areas behind or to the sides of buildings and separate them from pedestrian traffic. Make sure they do not impede emergency access.
 - Use group recycling areas wherever possible.
 - Maintain emergency access at all times.



Physically separate service areas from public areas.

- Screening**
- Screen commercial buildings from adjacent residences with walls or landscaping features.
 - Shield roof mounted mechanical equipment from views on all sides.
 - Screen mechanical equipment, air conditions, and delivery / storage containers from view with high quality fencing, hardscaping materials, and / or landscaping features.



Fully integrate screens for service areas and dumpsters into a building structure or screen them from view with high quality fencing, hardscaping materials and / or landscaping features.

- Refuse Enclosures**
- Fully integrate screens for dumpsters into building structures using the same high quality materials that are used for the primary building. Or, fully screen service areas and dumpsters from view using high quality fencing, walls, and / or landscaping features that are complementary to the primary building and adjacent properties.
 - Create common areas for refuse enclosures wherever possible. Reduce the number of collections and multiple service providers whenever feasible.

- Refuse Collection and Delivery Times**
- Implement restrictions as necessary on deliveries and service times for commercial buildings that abut residential areas.
 - Limit pick up / drop off times to 8 a.m. - 8 p.m.
 - Do not begin service activities until 7 a.m. on weekdays and 8:00 a.m. on Saturdays. Do not allow service activities on Sundays.

Business District

Loading and Services

- Location**
- Follow the design recommendations listed for the Historic Downtown.

- Screening**
- Follow the design recommendations listed for the Historic Downtown with the below addition:
- Screen service areas and dumpsters from view using high quality fencing, walls, and / or landscaping features that are complementary to the primary building and adjacent commercial properties.

- Refuse Enclosures**
- Follow the design recommendations listed for the Historic Downtown.

- Refuse Collection and Delivery Times**
- Follow the design recommendations listed for the Historic Downtown with the below differences:
- Limit pick up / drop off times to 7 a.m. - 10 p.m.
 - Do not begin service activities until 7 a.m. on weekdays and 8:00 a.m. on Saturdays. Do not allow service activities on Sunday.

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Stormwater Management

Provide adequate stormwater management facilities for new developments within the Historic Downtown. Design the facilities that comply with Lake County Stormwater Management Regulations while following the basic principles listed below:

- Minimizes impervious surfaces and eliminate as much impervious surface as possible by installing vegetated roofs or pervious surfaces.
- Locate buildings, roads, and parking away from natural resource areas and soils that infiltrate well.
- Retain native vegetation and trees where possible.
- Preserve native soil where possible.
- Utilize existing topography and plant material of a site to slow, store, and infiltrate stormwater.
- Protect natural drainage features.
- Utilize Best Management Practices (BMP) such as bioretention, bioswales, or permeable pavement to help decrease the size of stormwater ponds.
- Design detentions areas to be natural in form and planting. Incorporate curvilinear edges and appropriate native plantings wherever possible. Use taller plant material within detention area buffer plantings that are located adjacent to residences.



Use native plantings in parking islands for stormwater management.



Use bioswales in planting islands to help filter parking lot run-off.

Business District

Stormwater Management

Provide adequate stormwater management facilities for new developments within the Business District. Follow the guidelines listed for the Historic Downtown.



Use bioswales in planting islands to help filter parking lot run-off.



Incorporate natural forms and plant materials into the design of detention areas.

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Long Grove Style

Architecture

Follow the requirements set forth in the Long Grove Municipal Code, 7-2-4, Long Grove Style, to the greatest extent possible, except as listed below.

- Emphasize street corners with signature architectural design.
- Vary the architectural styles of contiguous buildings to reflect the eclectic feel of the existing buildings in the Historic Business District.
- Emphasize the distinction between fronts, sides, and backs of the buildings with architectural design elements and / or building materials.
- Incorporate the mass, dimension, scale, materials, facade articulation, roof lines, and overall character of the Historic Downtown into the architectural design of new structures.
- Provide entrances at ground level and insure barrier-free access to building.



Emphasize the distinction between fronts, sides, and backs of buildings with architectural design elements and / or building materials.

Roofs and Facades

- Design buildings facades with a base, middle, and top.
- Subdivide large facades vertically with windows, columns, or other architectural features.
- Thoughtfully integrate ornamentation into the overall building design.
- Use dormers, skylights, and clerestories to enliven the appearance of roofs.
- Do not use false facades or false roof lines.
- Do not use mansard roofs.
- Do not use vinyl or metal sidings.
- Develop a rhythm of design elements, such as alternating windows, to create interest in the building's facade.
- Incorporate widows in front building facade to highlight retail or commercial spaces.



Design building façades with a base, middle, and top.

Building Material

- Use high quality, long lasting building materials (preferred primary building materials include stone, brick, and wood).
- The following materials are considered inappropriate for the Historic Downtown: Concrete block, concrete masonry units, corrugated fiberglass, imitation rock work, and mirror or metallized reflective glass.
- Select masonry colors which are compatible with adjacent structures.
- Use building materials with warm colors. Trim colors should be contrasting but compatible with the building's color.



Use high quality, long lasting building materials.

Business District

Long Grove Style

Architecture

Follow the design recommendations listed for the Historic Downtown with the below addition:

- Complement the architectural style of existing buildings within the Historic Downtown (complementary styles are not limited to Victorian or Greek Revival).



Use architectural design elements that harmonize with the classical styles of existing buildings in the Business District.

Roofs and Facades

Follow the design recommendations listed for the Historic Downtown with the below additions:

- Allow flat roofs in conjunction with gently sloped roofs for office and commercial buildings if the roofs are well designed.
- Use overhanging roofs wherever possible.
- Use green roofs wherever possible.



Subdivide large façades vertically with windows, columns, or other architectural features.

Building Material

Follow the design recommendations listed for the Historic Downtown with the below addition:

- Decorative concrete masonry units are allowed in the Business District within service areas and / or at the rear of the building, hidden from street views.



Use high quality, long lasting building materials.

Planning and Design Guidelines

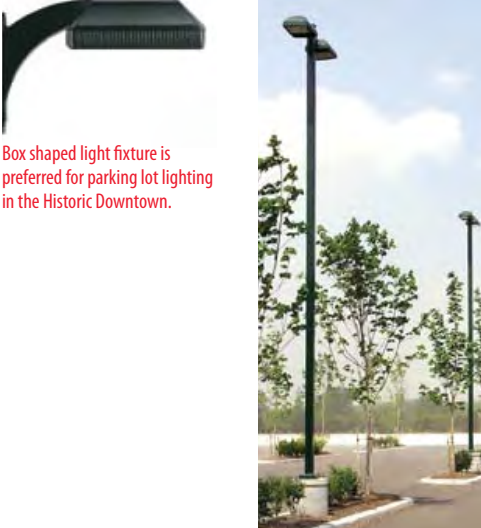
Privately-owned Properties, *continued*

Historic Downtown

Lighting

Parking Lot Lighting Follow the requirements set forth in the Long Grove Municipal Code, 5-9-9, Exterior Lighting, to the greatest extent possible, except as listed below.

- Parking lot lighting should be adequate to ensure pedestrian and vehicular safety and be activated by a photocell. Full public illumination is expected until midnight each day.
- Use dark sky friendly lighting.
- Design and orient lighting as not to reflect or shine on adjacent properties. Provide a cut-off lens adjacent to residential properties to ensure that light is directed on site.
- Parking lot lighting must be design as to not call attention to the parking lot.
- Organize, articulate, and enhance the lighting to reinforce the downtown structure. Poles should be located in planter islands and perimeter landscape areas.
- Remove and replace existing non-conforming units.
- Perimeter poles must be set back a minimum of 2 feet from back of curb.
- Parking lots shall have lighting levels in accordance with the latest edition of the Illumination Engineering Society (IES) Lighting Handbook.
- See Section 2 for specific public lighting requirements.



Box shaped light fixture is preferred for parking lot lighting in the Historic Downtown.

Pole and Fixture Color: Black or Dark Brown
Lantern: Dark Sky Friendly
Pole: Decorative Concrete or Metal
Preferred Height: 25 feet

Pedestrian Lights

- Light poles are required to be setback at least 2 feet from walkways.
- Use dark sky friendly lighting.
- Use white light in pedestrian areas.
- Lighted bollards and other landscape lighting may be placed along pedestrian walkways and within the landscape.
- Bollards must be located at least 1 foot from pedestrian walkways.
- Cut-off reflective lenses are recommended to direct light onto walkways.
- Parking lots shall have lighting levels in accordance with the latest edition of the Illumination Engineering Society (IES) Lighting Handbook.
- See Section 2 for specific public lighting requirements.



Traditional style fixture is preferred for pedestrian lighting in the Historic Downtown.

Pole and Fixture Color: Black or Dark Brown
Lantern: Dark Sky Friendly
Pole: Decorative Concrete or Metal
Height: 10-16 feet

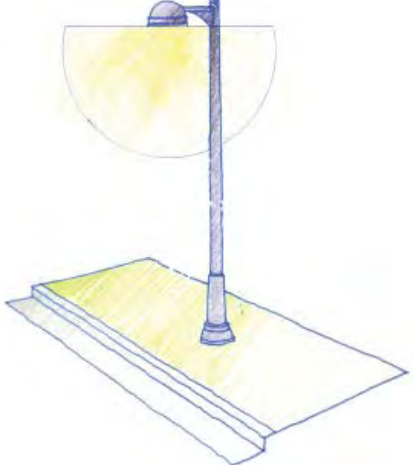
Architectural and Seasonal Lighting

- Major entry ways should be carefully illuminated.
- Illumination should highlight the entry with soft, controlled light.
- Building illumination is only allowed in the Historic Downtown.
- Seasonal lighting is encouraged to be placed and maintained on buildings and landscaping. Seasonal lighting is allowed between November 1 and February 1.
- Roof outlining in white lights is allowed year round. Burned out bulbs must be changed in a timely manner.

Business District

Lighting

Parking Lot Lighting Follow the design recommendations listed for the Historic Downtown.



Dark sky light fixtures are designed to direct lamp light downward and outward where it is useful rather than upward.

Pedestrian Lights Follow the design recommendations listed for the Historic Downtown with the below addition:

- Install pedestrian lights along primary vehicular circulation routes.
- Color:** Black
Lantern: Traditional Style, with swan style neck
Pole Material: Metal
Height: 12-16 feet
Accessories: Hanging Baskets or Banner Arms



Traditional fixture with swan style neck is preferred for pedestrian lighting in the Business District.

Architectural and Seasonal Lighting Follow the design recommendations listed for the Historic Downtown.

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Site Furnishings

- Site furnishings in private areas should closely resemble chosen amenities for public areas. See Section 2 for furnishings chosen for public improvements.
- When redevelopment projects disturb existing, non-compliant site furnishings, these items should be replaced.
- Developments should place benches, trash / ash receptacles, lights, bike racks, and other site furnishings in locations where they will be easily accessible to patrons, employees, and visitors.
- Materials should reflect the style of other Village furniture and be high quality.
- Maintenance and cost effectiveness are influenced by durability and construction quality.



Existing stone bench in the Historic Downtown.

Benches

- Benches should be located near building entrances, adjacent to walkways, and through out any open space.
 - Benches should be securely mounted to minimize theft and vandalism.
 - Bench selection will be approved by the Village of Long Grove.
 - When redevelopment projects disturb existing site furnishings, those items should be replaced with approved equals.
 - Colors and materials should complement Historic Downtown architecture and landscape
- Length:** Should be long enough to accommodate 2 to 3 people comfortably.



Custom benches, such as this, are encourage but must complement the Historic Downtown's architecture and landscape.

Trash / Recycling / Ash Receptacle

- Receptacles should be spaced throughout the right-of-way, placing additional receptacles near restaurants and other areas of heavy pedestrian use.
- Color:** Black
Material: Metal



Manufacturer: DuMor
Model: Receptacle 102



Manufacturer: DuMor
Model: Ash Urn 123

Mailboxes

- Mailboxes located within the Historic Downtown shall be located within the right-of-way.
 - Custom mailboxes may also be installed and must reflect the character of Historic Long Grove.
 - Custom Mailboxes must be approved by the Village of Long Grove Architectural Board and be compliant with any United States Postal Service requirements.
- Color:** Black
Material: Metal



Example of desirable group mailbox styles for the Historic Downtown.

Business District

Site Furnishings

- Follow the design recommendations listed for the Historic Downtown with the below addition:
- Site furnishings must complement the development's architectural character.

Benches

- Follow the design recommendations listed for the Historic Downtown with the below additions:
- Benches should be located in pedestrian areas.
 - Benches may be constructed of recycled material.
- Color:** Black
Material: Metal



Benches may be constructed of recycled material.

Trash / Recycling / Ash Receptacle

- Follow the design recommendations listed for the Historic Downtown with the below addition:
- Receptacles may be constructed of recycled material.



Receptacles may be constructed of recycled material.

Mailboxes

- Follow the design recommendations listed for the Historic Downtown with the below additions:
- Mailboxes for large commercial development shall be incorporated within the commercial building.
 - If residential housing utilizes a gang box, it must follow the below requirements.

Planning and Design Guidelines

Privately-owned Properties, *continued*

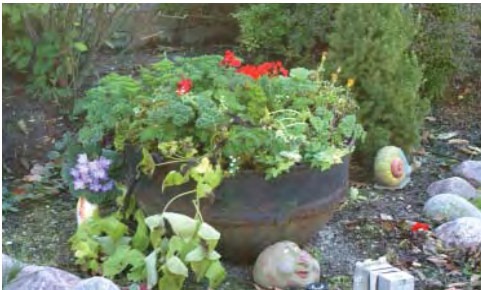
Historic Downtown

Site Furnishings

- Bicycle Racks**
- Bicycle racks may be placed adjacent to benches or building entrances.
 - A simple design having little visual impact is preferred.
 - Bicycle racks must be permanently secured to the ground.
- Color:** Black or Dark Brown
Material: Metal



- Planters**
- Planters should be located adjacent to the public sidewalks in areas that are not conducive to in-ground planting.
 - Hanging planters shall also be placed on street / pedestrian lights within the right-of-way, adjacent to the street.
 - Wood planters are prohibited.
- Color:** Complement architecture
Material: Clay, concrete, metal or approved equal



Similar to this metal pot, unique, durable, and high quality planters are encourage to be placed adjacent to businesses.

- Unique Site Amenities**
- Unique site amenities are encourage to be placed in the Historic Downtown.



Unique elements may be permanent or seasonal.

Business District

Site Furnishings

- Bicycle Racks**
- Follow the design recommendations listed for the Historic Downtown with the below additions:
- Bicycle racks should be spaced throughout the right-of-way, placed adjacent to benches and building entrances.
 - Style should match the development’s theme and architecture.
- Color:** Black
Material: Per manufactures regulations



- Planters**
- Follow the design recommendations listed for the Historic Downtown.

- Unique Site Amenities**
- Follow the design recommendations listed for the Historic Downtown with the below addition:
- Unique site amenities are encourage but not required in the Business District.

Planning and Design Guidelines

Private Improvements, *continued*

Historic Downtown

Site Furnishings

Fencing

- Fencing shall be used in the Historic Downtown for either decorative or screening purposes.
- Decorative fencing should be “open” fencing and may be located along the front and side yard property lines.
- Screening fencing is only allowed around refuse containers.

Color: White, natural wood, or black metal

Material: Wood or Metal

Decorative Height: Varies

Screening Height: Maximum: 8 feet



Decorative planter fencing



Existing white picket fencing



Wood screening fencing



Existing post and chain

Decorative and Retaining Walls

- All walls should be level, with the height of the wall varying according to the grade changes.

Color: Complementary to building architecture and landscape.

Material: Brick, stone, or other natural material



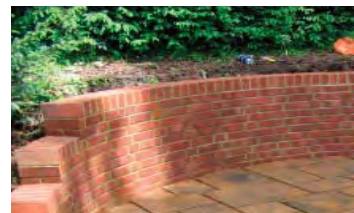
Existing brick bridge and walls



Existing brick walls



Brick retaining wall



Brick retaining wall

Outdoor Dining

Follow the requirements set forth in the Long Grove Municipal Code, 5-4-5, Special Uses, to the greatest extent possible, except as listed below.

- Metal fencing shall be placed to define the edges of the outdoor dining space. Fencing must have a minimum of 50% of it's railing or top of fence covered with planter boxes. Planter boxes must include plant material throughout the growing season.
- The location and arrangement of the dining areas must not impede pedestrian or traffic flow or block the access to and from the building.
- All outdoor furnishings shall be constructed of high quality material and must allow for easy removal during the winter months or if required by the Village.
- No advertising or promotional features are allowed in outdoor dining areas.



Existing table and chairs

Table and Chairs

Color and Style: Complementary to existing site

Material: Metal

Optional Accessories: Umbrellas

Business District

Site Furnishings

Fencing

Follow the design recommendations listed for the Historic Downtown with the below additions:

- Screening fencing is only allowed along the rear property line or to screen businesses from residential uses.

Screening Height: Maximum: 8 feet



Wood screening fencing



Wood screening fencing



Metal screening fencing

Decorative and Retaining Walls

Follow the design recommendations listed for the Historic Downtown with the below addition:

- Decorative modular wall is allowed but must complement building architecture and landscape.



Brick retaining wall



Stone retaining wall



Modular block retaining wall

Outdoor Dining

Follow the design recommendations listed for the Historic Downtown with the below additions:

Table and Chairs

Color and Style: Black and complementary to site

Material: Metal

Optional Accessories: Umbrellas



Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Signage Regulations

Signs Signs shall follow the requirements set forth in the Long Grove Municipal Code, 5-9-5, Signs, to the greatest extent possible, except as listed below.

General Requirements

- Signs must reflect the historic and eclectic feel of the Long Grove Historic Downtown and be integrated within the landscaping and architecture whenever possible.
- Creative and unique signs are encouraged.
- Signs may not be internally illuminated.
- Recommended signs can be illuminated with architecturally appropriate fixtures including goose-neck style, carriage style, ground sign up lighting, or other fixtures designed to be hidden from view.

Placement

- No sign shall be placed more than 12 feet above finished grade at the main entrance of the building.
- Signs must be placed adjacent to the destination they are intended to serve.
- Window signs area allowed but are to cover no more than 20% of the total window space.

Colors

- A darker background with lighter lettering is encouraged.
- Use body colors for awnings and canopies that blend with the building facade.

Materials

- Signs should be simple and constructed of high quality materials.
- Signs must be durable, vandal resistant, and designed for easy maintenance.
- Suggested materials include painted wood, metal, and stone.
- No particle board or plastic is allowed.
- Highly reflective metallic signs are not permitted.

Content

- Signs shall be limited to the business name and a maximum of five additional words describing the products or services.
- Signs may not include an email, web, address, or phone number of the business.
- A graphic or symbol may be included on the sign given it is complementary to the overall design of the sign.

Temporary Signs

- Temporary signs must comply with Section 5-9-3 of the Long Grove Municipal Code.
- Hand lettered or temporary ground stake signs are prohibited.
- Daily retail “specials” signs or sandwich board are not allowed to be placed within the right-of-way.



Business District

Signage Regulations

Signs Follow the design recommendations listed for the Historic Downtown with the below differences.

General Requirements

- Use low-profile signs, which are compatible with the architecture of the building.
- Signage should provide information and direction to direct people without confusion or delay.

Placement

- Wall signs should be integrated into the facade of the building or landscape design.

Materials

- Materials should complement architecture of the building.

IL Route 83 Monument Signage

- Use low-profile signs, which are compatible with the building architecture and site for all uses.
- Retail, office, service, and entertainment signage should be designed as monument signage.
- Each development may not have more than one monument sign.
- One sign per outlot is allowed. Ground signs of all outlots must not be more than 8 feet tall, measured from the final grade to the top of the sign.
- Ground signs for development must not be taller than 15 feet, measured from the final grade to the top of the sign.

Lighting

- Illuminated signs should only light the letters of the sign, not the background.
- Signs can be internally illuminated.

